

MODERN RURAL HOMES.



MODERN RURAL HOMES.

THE PERSPECTIVE VIEWS AND BUILDING PLANS FOR FIFTY-ONE

SENSIBLE LOW-COST HOUSES.

Arranged, Designed, Illustrated, and Published by

NATIONAL ARCHITECT'S UNION,

No. 927 CHESTNUT STREET,

PHILADELPHIA, PENNA.

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INTRODUCTION.

Among the thousands of new books which are turned out every year by that marvelous invention, the printing press, we think there are none having a more definite purpose in view than our work. A trip through the country brings to our view thousands of houses; some of them merely square boxes, many of them built with great waste of material, and so designed that the result is inconvenient, unsightly, and without the proper facilities for being made comfortable in either of the extreme seasons of winter and summer.

It was the "good King Henry" who said that he "hoped to see the day when every Frenchman could have a chicken in his dinner-pot." It is our desire to live to see the day when every industrious American can have his own home, and can have that home a model of taste, convenience and cheapness. With a due respect to the carpenters, masons, and owners of planing-mills in this country, we must say that if intending builders would give less attention to the ideas of these well-meaning persons, their houses would show fewer dark rooms, annoying differences of level, and inconvenient arrangements of stairs, and there would not be the waste of material arising from either lack of knowledge or neglect to use the knowledge possessed, of the shape in which the material necessarily comes from the saw-mill.

We have given in this little book the designs for fifty houses; the architectural work upon them would have amounted, if done to order for a client, to nearly three thousand dollars. For the small price of this book we enable you to select a house suited to your means, and to know what it will look like, and what it will contain when finished. Few of our readers who are not builders can estimate the size of a house from a mere statement of the feet and inches in its dimensions. When you see upon our plans that a certain room is 12 x 15 feet, measure that exactly in some room with which you are acquainted, and thus obtain a definite idea of what we offer you. The time has passed when it is necessary for an American citizen to build himself a home of the unwholesomely small dimensions which are given in many books of plans, and which we see in the homes of many laboring men.

Have You Considered This?

It should be the chief aim in life of every man to own a home, and it is much easier to accomplish this object at the present time than at any period of the nation's history. Money can now be had at very low rates of interest, and the new system of Co-operative Loans, Building Associations, and Workingmen's Loans, make it an easy matter to make a beginning by joining one of these helpful organizations. In years gone by it was necessary to have in hand one-half or one-third of the amount to be expended in

the building of the house desired. Now-a-days a beginning may be made with very few hundred dollars, and the manifold pleasures of home may be enjoyed while paying for it by easy instalments, at such times as suits the convenience of the builder. Too much thought and investigation cannot be made before beginning to build; the anticipated joy of owning one's home is apt to make the intending builder satisfied with the first plan offered. In the selection of the plans from which to build, great care, thought, and deliberation should be exercised.

The Estimated Cost.

The cost is figured from prices of material and labor in the neighborhood of Philadelphia, January, 1889. In other localities, and at different dates, the cost will be somewhat modified. We will be glad to acquaint the intending builder with this modified cost at any time.

About Special Designs.

Should it happen that none of these designs, even with alterations, will meet the wishes of an intending builder, we will be pleased to make special designs according to his needs and desires, or to take rough drawings or plans furnished us by him, and work them out into satisfactory shape.

In giving an order for original or special work, there are some points which our clients should take pains to mention:

First.—To state the amount which it is expected to spend in building.

Second.—To give a pretty clear idea of the prevailing prices for material and labor in the locality where it is desired to build. State whether the house is to be of brick, wood or stone, and what kind of a foundation is preferred, that is, what material. For what use the building is intended; how many floors are wanted; the number of rooms desired on each floor, and the intended use of these rooms; the height of stories in the clear, and whether it is desired to have the interior finish to be of hard wood or not. How the house is to be heated; whether it is desired to have gas, hot and cold water, bath and water-closets, and if the latter improvements, what the water supply is, and whether the drain can be connected with a street sewer, or if it is necessary to have a cesspool. And, in addition, be sure to make a rough sketch showing the size of your lot, its shape and grade, and tell us from which direction there is the best view, as these latter points often have a great deal to do with the style of house which would be appropriate.

About Alterations.

In altering plans we, of course, are compelled to charge extra, but it would be impossible for us to set any price for this till we knew the extent of the alteration desired, and how much work and time must be spent upon it. A description of the alterations desired should be accompanied with a rough sketch or diagram, and on receiving these, we can make an estimate as to the cost of the change.

It will be found much better, however, to order a plan which suits or nearly suits you, than to have alterations made, as what seems to the inexperienced person to be quite a simple change, may involve considerable expense.

Slight internal modifications, such as changing partitions, or opening doors between rooms, building fireplaces instead of flues, adding closets, etc., can easily be explained by the owner to the builder or workman, from our plans, when he has them for reference, so that if the alterations wished are of this class, the plans and specifications which we offer will be quite sufficient. It is only where it is the wish of the builder to alter the external dimensions or form, that it is absolutely necessary to consult us.

However this may be, the fact that the plans have been bought would not increase the price of alterations, and it will be found a great convenience to have these, as the alterations can then be designated by pencil on the original plans, thus simplifying the work both for our client and ourselves.

Working Plans, Specifications, etc.

Those who are regular builders, or who have built before, know how indispensable and valuable it is to have working plans, details, and specifications; it is to those who have not built, and are new to the undertaking, that we would say how great an advantage they will be found. They simplify the whole business, and make the owner really the master of the situation, instead of his having the feeling that the contractor, the builder, and even the workmen think they know what he wants better than he does himself. They compel the contractor to furnish good material and good work; they secure absolute accuracy of detail in such points as cornices, porches, balconies, gables, bays, trimming, and coloring, an accuracy to which comparatively little attention is paid by the average workman, but which is of the greatest importance in the whole effect of the building. They prevent expensive mistakes being made; they are a court of appeal in any difference between the owner and contractor, and, since it is much more possible for a contractor in making an estimate to know what the building will cost when he has the plans before him, it really saves money, since he does not have to make allowances for unexpected difficulties or changes in construction.

What We Send for Each Design.

Working Plans of the foundation, floors, roof, and elevations figured and drawn to a scale one-quarter inch to the foot.

Detail Drawings of porches, verandas, balconies, gables, cornices, windows, doors, stair-cases, mantels, trimmings, etc., on large scale and full size.

Advisory Letter, giving instructions about making contracts, arrangement of payments, protection against liens, etc.

Blank Contracts ready for use.

About Letters.

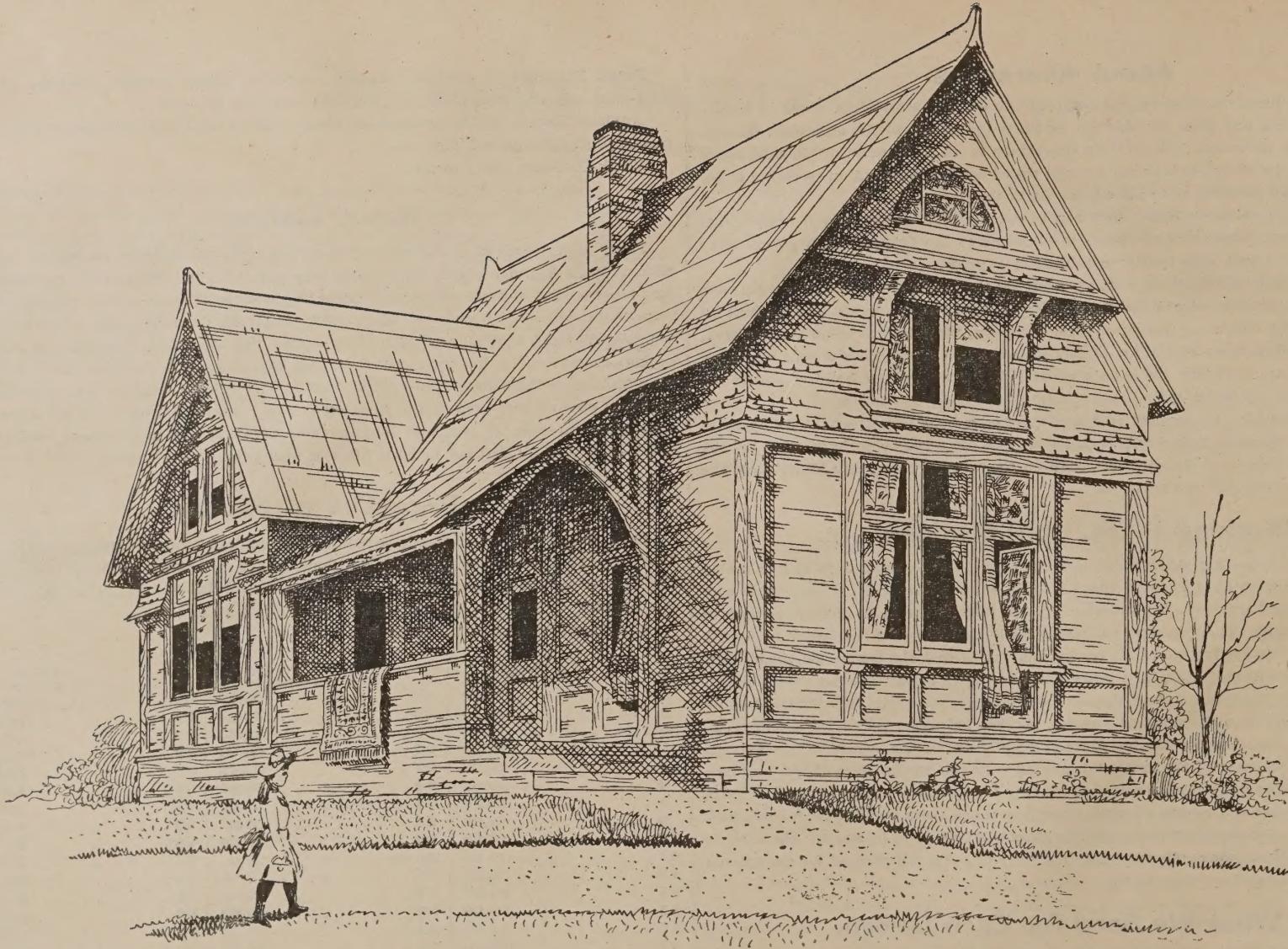
Every letter received at this office is carefully read, and nothing pleases us better than to get a communication with a new idea in it. If you have original methods or new ideas on any subject relating to houses or house building, do not let the fear that your letter will not be read and thoroughly considered, deter you from writing down your thoughts and sketching out your ideas, and sending them to us. Many of our clients express themselves in this way: they write that they know just what they want, and if they had any artistic ability they could draw it. We are not interested in the artistic ability of your sketches, but in the ideas which they contain. If you will make the best effort you can—and we generally find that our clients can do much better than they think—it will be all that our artist needs as a foundation to work upon.

Price-List of Plans.

Upon receipt of price annexed, we will send by mail or express, charges prepaid, the Working Plans, Specifications, Detail Drawings, Supplement Sheet, Advisory Letter, and Building Contracts for any of the designs mentioned below. Remit to NATIONAL ARCHITECT'S UNION, No. 927 Chestnut Street, Philadelphia, Pa.

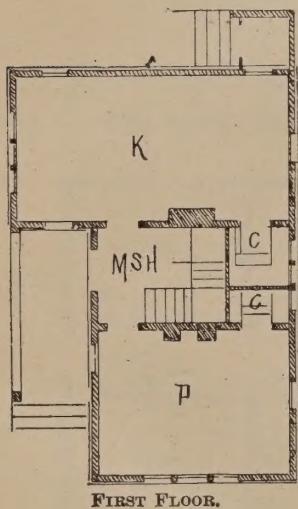
If preferred, we will send C. O. D.

No.	Price for Working Plans, etc.	No.	Price for Working Plans, etc.	No.	Price for Working Plans, etc.
1	\$16.00	21	\$30.00	37	\$50.00
3	18.00	22	30.00	38	50.00
4	18.00	23	30.00	39	60.00
5	20.00	24	30.00	40	55.00
6	20.00	25	32.00	41	65.00
7	20.00	26	35.00	42	65.00
8	22.00	27	35.00	43	65.00
9	22.00	28	35.00	45	85.00
10	26.00	29	35.00	46	90.00
11	24.00	30	35.00	47	85.00
13	25.00	31	28.00	48	90.00
14	27.00	32	37.00	49	90.00
15	28.00	33	35.00	50	110.00
16	25.00	34	38.00	51	100.00
17	27.00	35	45.00	52	115.00
19	30.00	36	50.00	53	115.00
20	28.00			54	115.00



PERSPECTIVE VIEW OF DESIGN NO. 1. ESTIMATED COST, \$800.

THIS design shows how strikingly and conveniently a small house can be built at little cost. The exterior is of novel and pleasing design, while the interior is conveniently arranged for a small family.



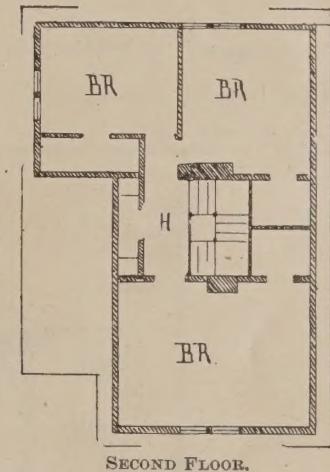
FIRST STORY.

Contains a square hall-way entered from a cosy porch; a comfortable parlor, and large kitchen and living-room, or, at the will of the occupant, the parlor may be used as dining-room and living-room. There are large closets in the kitchen, and an open fireplace in the parlor.

SECOND STORY.

Contains one large and airy bed-chamber, and two smaller but cheerful rooms. There is a large closet in each room, and hall closet.

MATERIALS.—Foundation, brick or stone piers, or wooden blocks. No basement or attic; air space only. First Story clapboarded between panels; Second Story shingled; gables shingled; roof shingled; all frame construction.



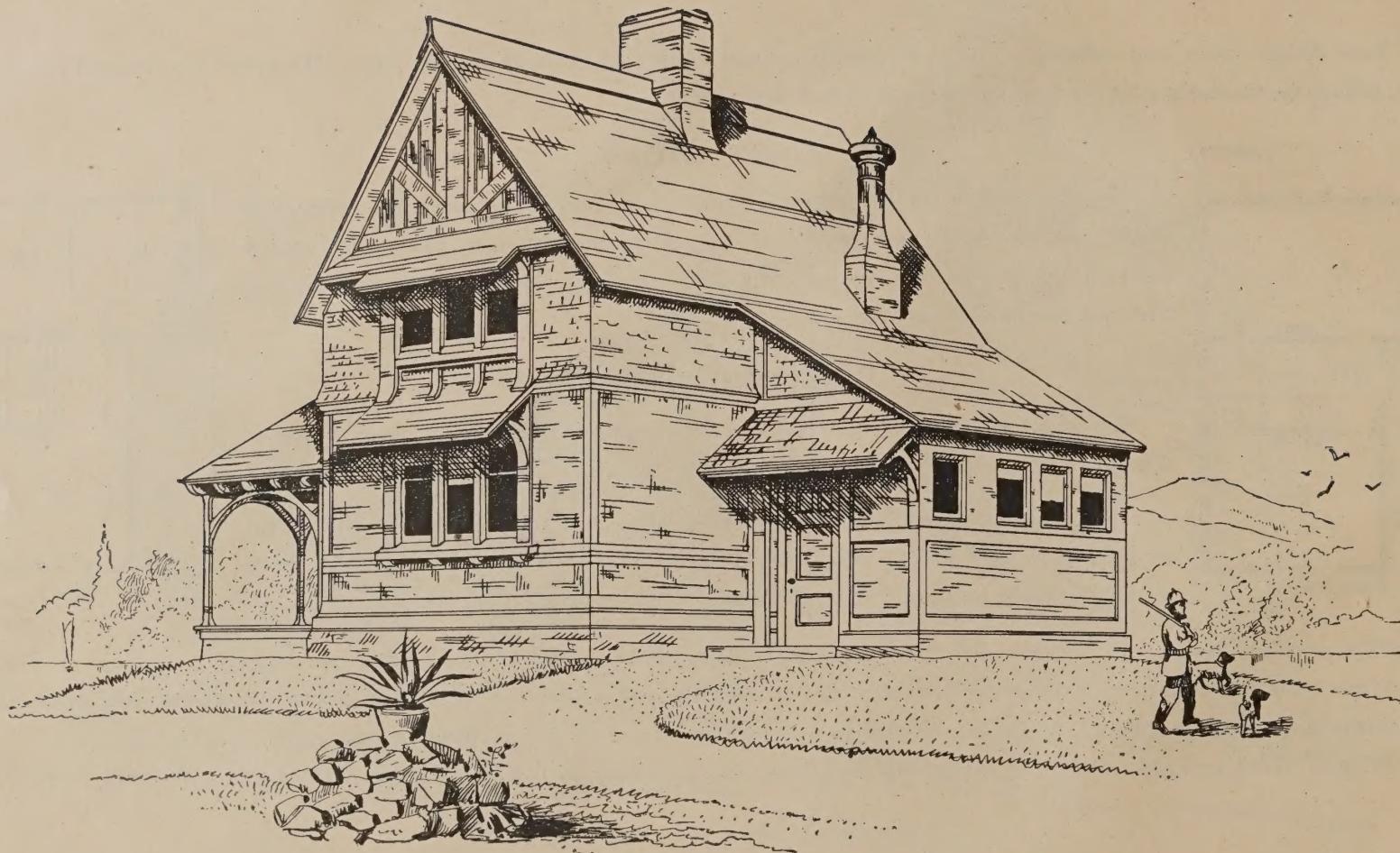
This pleasing design will, we are sure, find favor with those wishing a small but picturesque house.

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Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$16.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

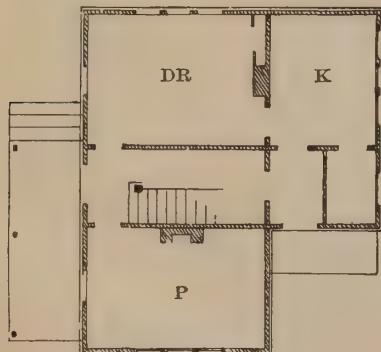


PERSPECTIVE VIEW OF DESIGN NO. 3. ESTIMATED COST, \$1000.

THIS effective design for a cosy and pretty little house will chime in with the ideas and pocket-books of many of our readers. It can be built properly for the above sum only by use of our plans, etc., and, when so built, is sure to give pleasure and satisfaction. The view given is from the side; by referring to the ground floor plan it will be seen that a neat and tasteful porch runs along a portion of the front, and that the hall door opens on this.

FIRST STORY.

To the right of the entrance is the parlor (10 x 15), with open fireplace and wide windows. To the left is the dining or sitting-room (11 x 15) with closet, while back of this is a pleasant kitchen (9 x 11), well lighted, and with a large pantry. There is also a back hall opening into the kitchen. The entrance hall is wide, and the arrangement is such as to make it easy for a small family to be comfortable without much labor.

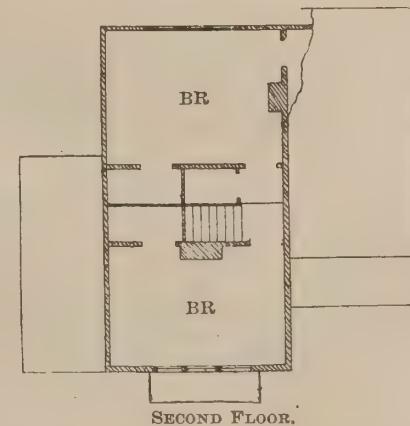


FIRST FLOOR.

SECOND STORY.

Contains two pleasant chambers (11 x 15, 10 x 15), with closets and a convenient storage room.

MATERIALS.—Foundation, brick or stone; basement under main walls only. Frame construction; First Story sheathed and clapboarded; Second Story sheathed and shingled; roof shingled.



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Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$18.00.

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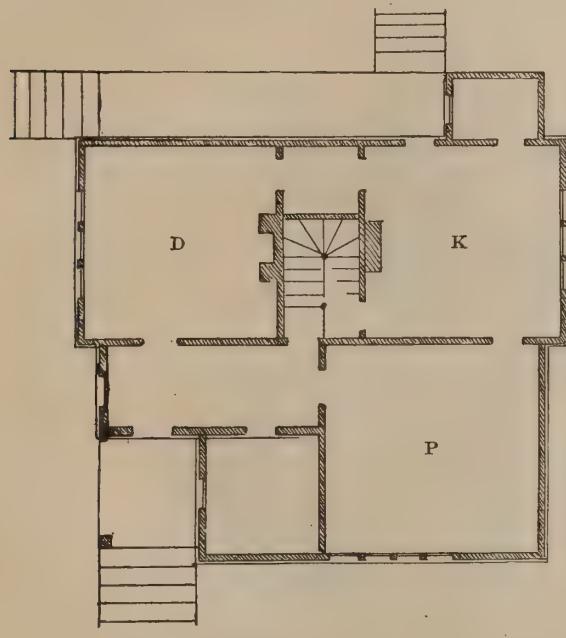
PERSPECTIVE VIEW OF DESIGN NO. 4. ESTIMATED COST, \$1100.

THIS illustration presents a design which is at once pleasing and comfortable, having a light, graceful effect, its two porches adding much to its beauty. The double row of windows also adds to the general appearance, and the design may be said to be one of those which gives a great deal of pleasure and comfort for the small amount which need be invested by the use of our designs and specifications. Without these it would doubtless cost more.

FIRST STORY.

The entrance from the smaller porch admits you into one of the large, well-lighted halls which distinguish our designs, and from which the stair-case can be entirely curtained off and private. The first room to the right of this hall is a study, office, or sewing-room (9 x 9). The parlor (12 x 14), is at the end of the hall, and is a bright, handsome room. The dining-room, opposite the entrance, is a very pleasant room

(13 x 14), with an open fireplace and wide window. It communicates by a passage-way with the kitchen (12 x 14), which has a large pantry, and is well lighted. Closets may be put on either side of the passage-way.

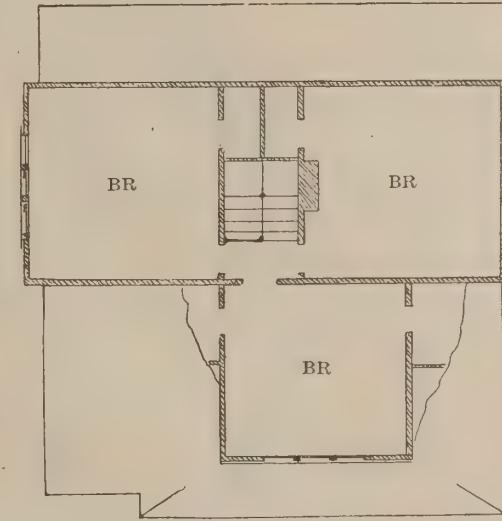


FIRST FLOOR.

SECOND STORY.

This contains three chambers (12 x 14, 13 x 14, and 12 x 14), each with ample closet room, and places to stow away trunks, etc., all of which are so great a convenience to housekeepers.

MATERIALS.—Foundation, stone or brick piers and wooden uprights. First and Second Stories frame construction and sheathed and clapboarded. Cornices as shown, 10 inch vertical boarding and battened. Roof shingled.



SECOND FLOOR.

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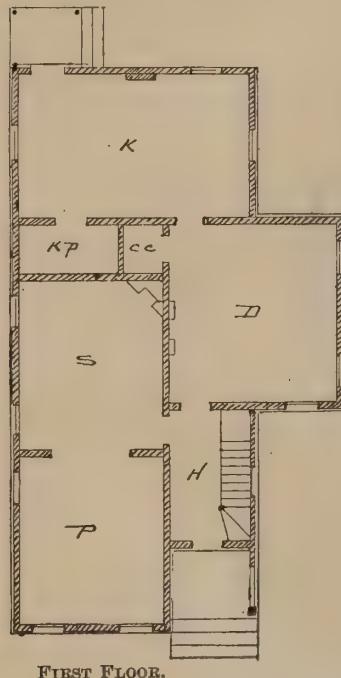
Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 5. ESTIMATED COST, \$1250.

THIS attractive design shows a comfortable eight-roomed house, planned so as to give the maximum of beauty and comfort for the minimum of expense, by use of our special designs and specifications. It has well-lighted, good-sized rooms, and we are sure will favorably impress all who see it.



FIRST FLOOR.

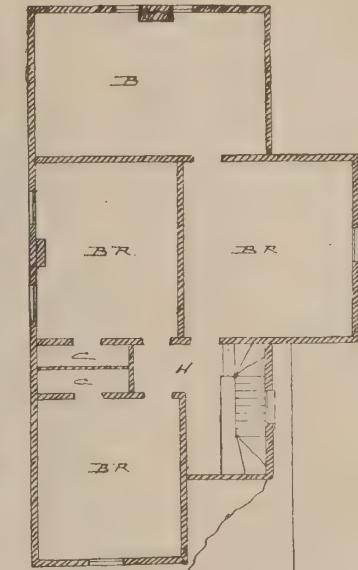
FIRST STORY.

Has a wide hall, entered from a pretty little porch. To the right of the hall you enter the library or sitting-room (12 x 14), and parlor (12 x 12), both large and cheerful rooms, with an open fireplace in the corner of the library. This is a very pretty arrangement, which commends itself at once to the eye. At the end of the hall we enter the comfortable dining-room (11 x 14), which has a large china closet. Back of this is the kitchen (11 x 19), with a commodious pantry, and a back stoop. The arrangement allowing the parlor and library to be thrown in one is a very useful and pretty one.

SECOND STORY.

Contains three bedrooms (12 x 14, 11 x 14, 12 x 12), and one room (B—11 x 12) unfurnished, as a store-room, all of good size and airy. Two very large closets on this floor.

MATERIALS.—Foundation, stone or brick; frame construction; basement under main walls only. First Story sheathed and clapboarded; Second Story shingled; roof shingled; no attic.



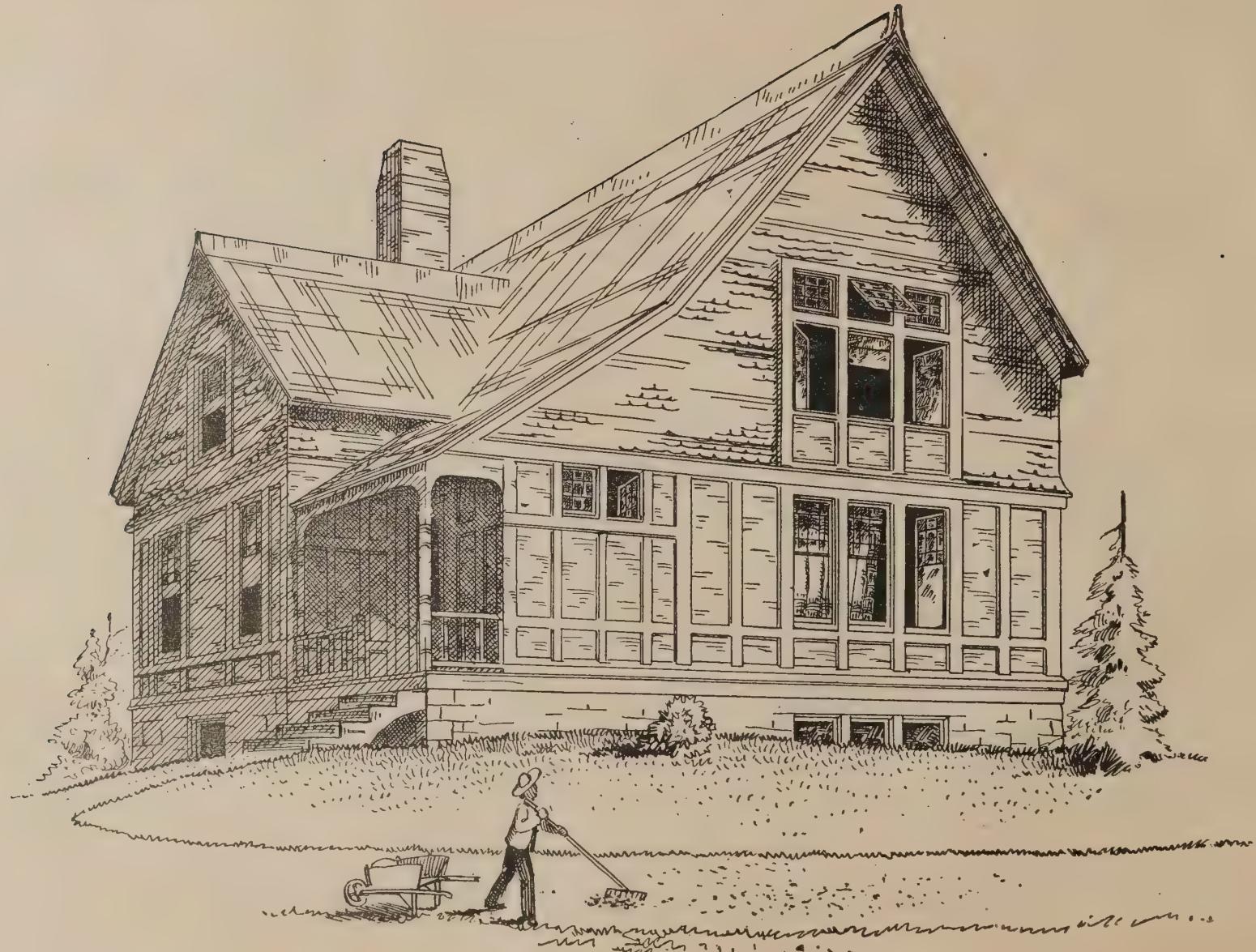
SECOND FLOOR.

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Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$20.00.

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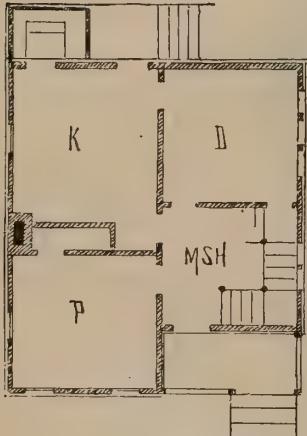


PERSPECTIVE VIEW OF DESIGN NO. 6. ESTIMATED COST, \$1200.

THIS design illustrates a neat and cosy house which can be built at the low price given only by use of our plans and specifications. It has front and rear porches, and is so arranged as to be very convenient for the residence of a small family.

FIRST STORY.

A neat little porch opens into the wide and airy hall, on the left of which will be found the parlor (11×12), a pretty, cheerful room, which has a large closet, making it very convenient for a living-room. At the end of the hall is the dining-room (11×11), with the wide window shown in the illustration. To the left is the kitchen (12×13), an airy, commodious room with large pantry and opening on the rear porch.

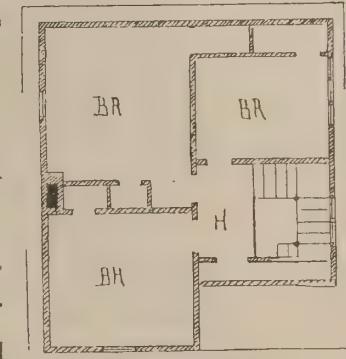


SECOND STORY.

Has three bed-chambers (11×12 , 9×11 , and 12×13), all well lighted and with large closets. There is also a long closet in the hall.

MATERIALS.--Foundation, of brick or stone; basement under main walls only. Frame construction; First Story clapboarded, Second Story shingled. Roof shingled.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$20.00.

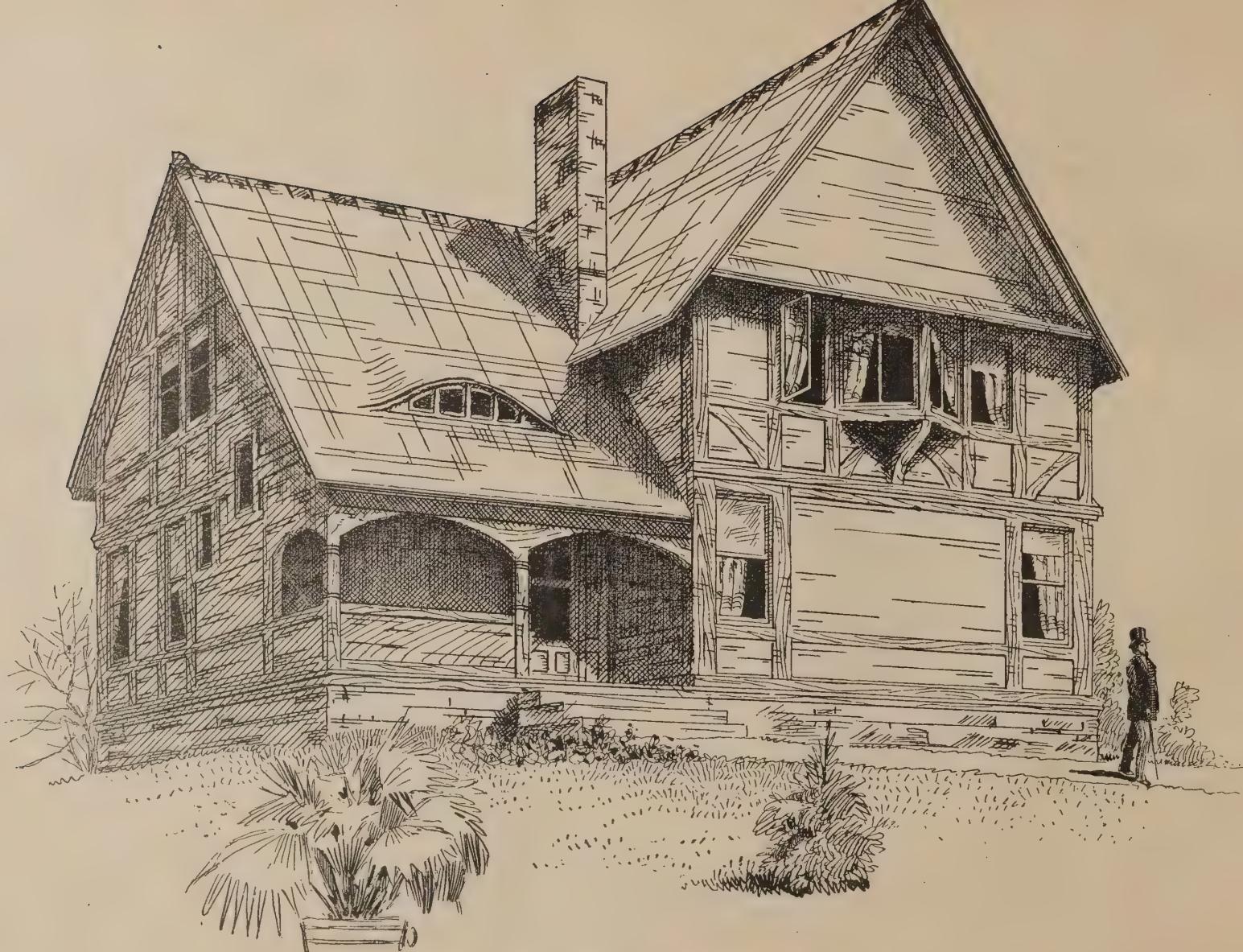


We are sure that any one building this house will find it a pleasant and convenient home.

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Address all orders and correspondence to

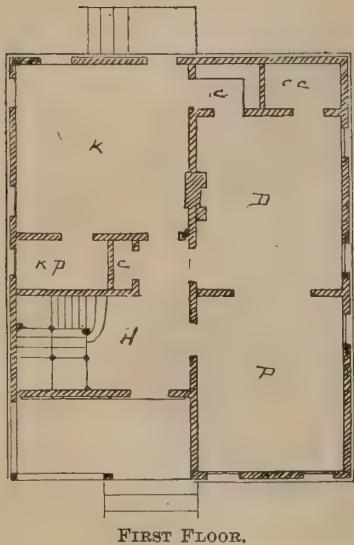
NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 7. ESTIMATED COST, \$1350.

THE house illustrated above combines the picturesque effect of those built in the time of "good Queen Anne," with the modern comforts undreamed of in those times, but which are so necessary to the housekeeper of to-day. It is this combination of the beautiful and useful which we claim as characteristic of our designs for small houses at a moderate cost, and the building of which we have reduced to a science.

FIRST STORY.



FIRST FLOOR.

The square hall is entered from a cosy porch; it is of good size, and, furnished by a tasteful hand, cannot fail to give a sense of pleasure to the eye on entrance. The parlor (12 x 15) is a bright, cheerful room opening by wide doors into the dining-room (12 x 14), which has an open fireplace and large closet. The kitchen (14 x 14) is a large, well-lighted room, with commodious pantry, and connected with the dining-room by a large closet. There is a good-sized hall closet on this floor.

SECOND STORY.

This contains, beside the large hall with closet, three good-sized bed-chambers (12 x 15, 14 x 14, 12 x 14), with ample closets in each. The main chamber has the pretty bay shown in the illustration.

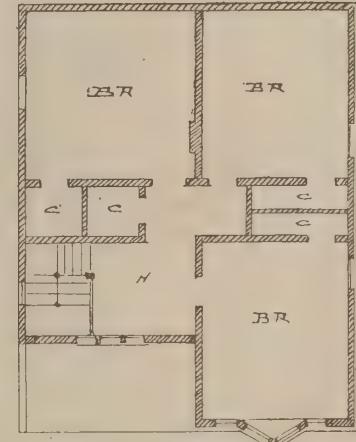
MATERIALS.—Foundation, brick or rough stone work; basement under main walls, and in rough only; First and Second Stories in frame, sheathed, paneled, and clapboarded; roof shingled.

This neat and cosy little house will be sure to give satisfaction to whoever may build it, but it can be done for the price mentioned only by use of our plans and specifications.

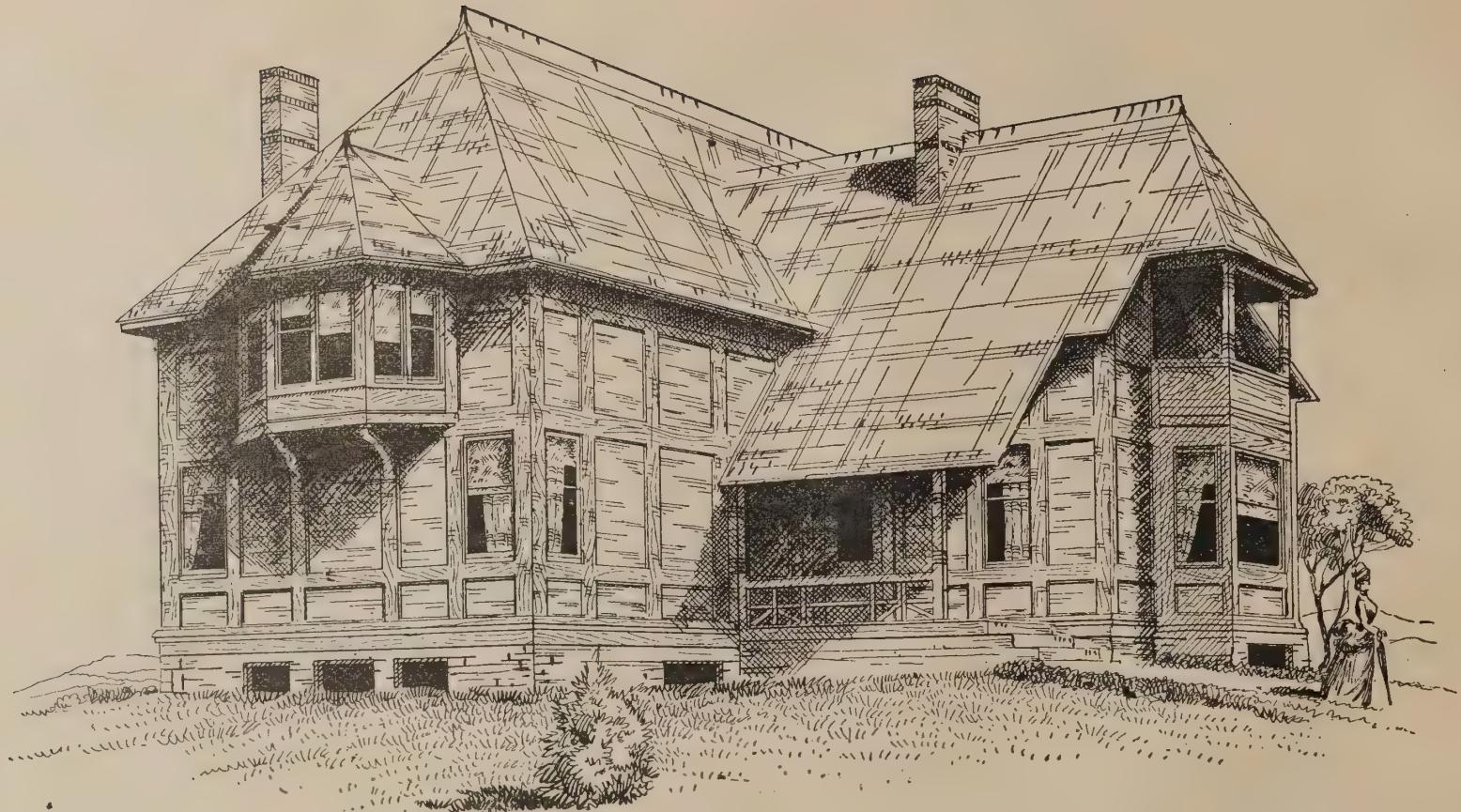
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$20.00.

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SECOND FLOOR.

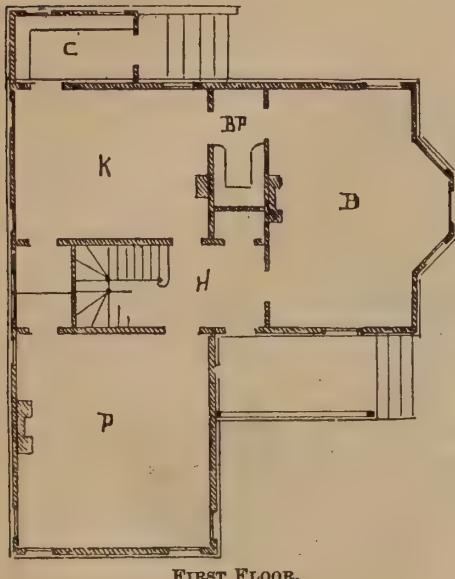


PERSPECTIVE VIEW OF DESIGN NO. 8. ESTIMATED COST, \$1400.

This picturesque design is for a house which, while not pretentious in appearance or the number of its rooms, has the convenient arrangements and attention to detail which usually accompany more expensive designs. The quaint bows and porch on the upper floor are particularly striking, while the interior arrangement is in the most convenient style.

FIRST STORY.

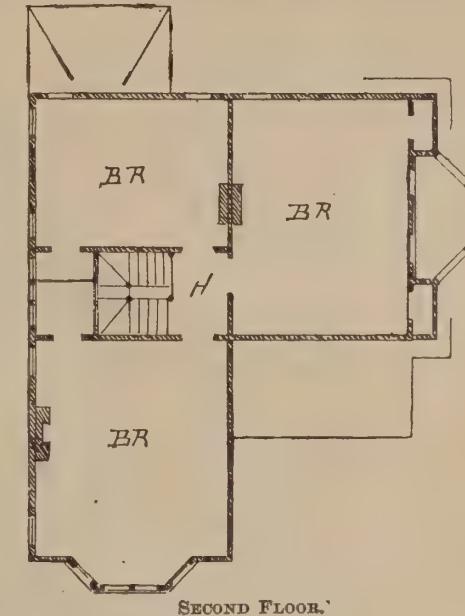
Contains large parlor (P—15 x 16), a charming dining-room (12 x 17) with comfortable bow-window, and a good-sized and light kitchen (10 x 15). Opening from this is the large china closet so necessary to comfort, and pantry, and butler's pantry, the latter allowing of an entrance to the dining-room, which is entirely cut off from the front of the house. Open fireplaces in parlor and dining-room.



SECOND STORY.

Contains three large bed-chambers (15 x 16, 12 x 18, 11 x 15), each with ample closet room, and with a bay-window in the largest. Another opens on to the little porch. Bath and toilet-rooms can be placed on this floor, and also on the first, but at an extra cost.

MATERIALS.—Foundation, rough stone or brick; frame construction; basement under main wall. First and Second Stories clapboarded and paneled; roof shingled; no attic, air space only.



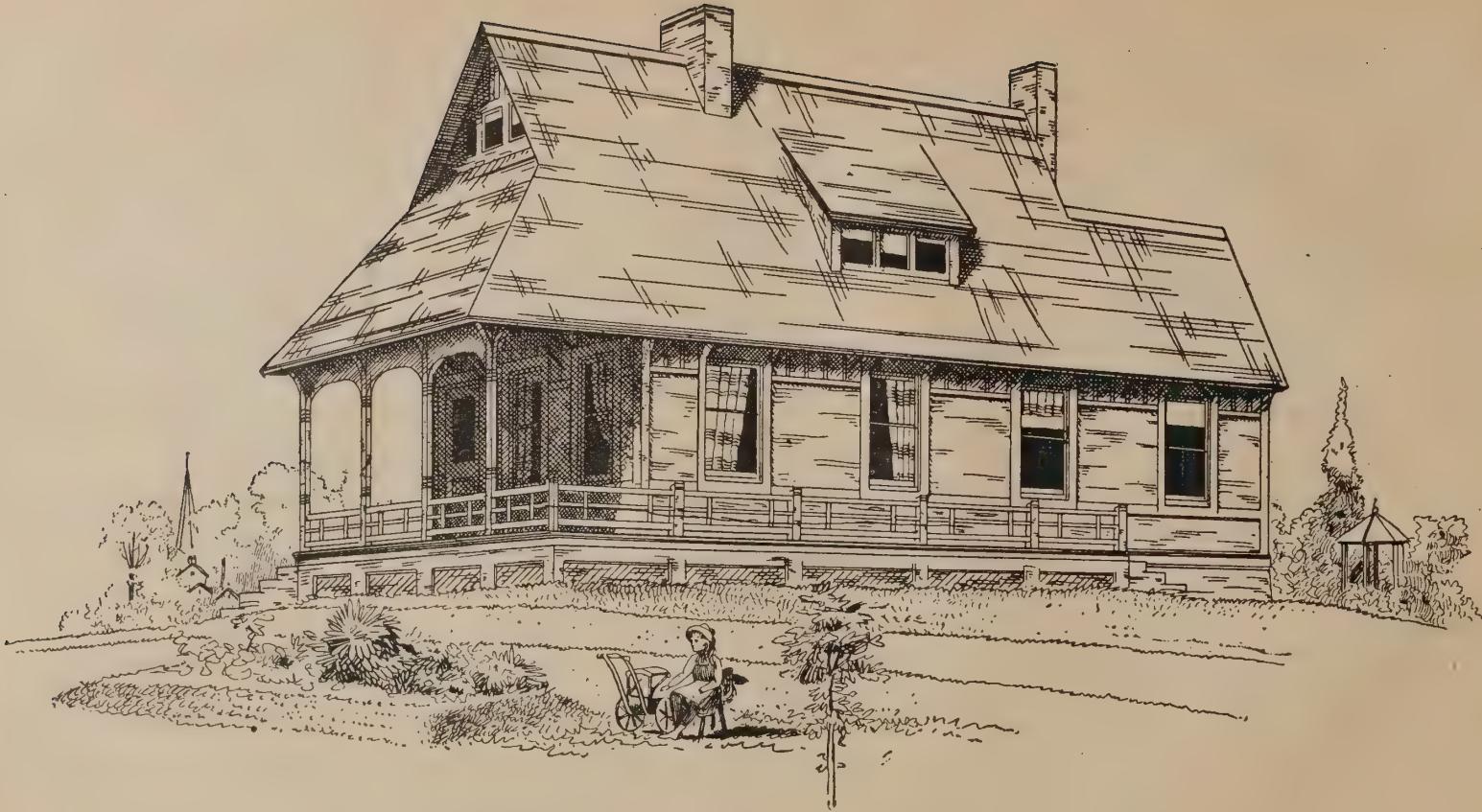
This house cannot fail to give satisfaction to those who desire beauty and convenience in living at a small cost.

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Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$22.00.

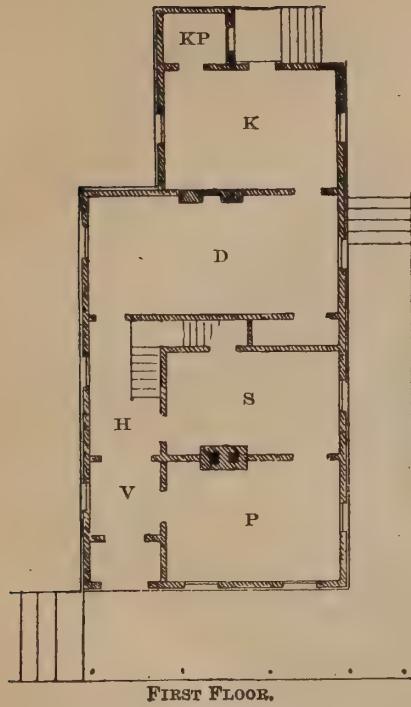
Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 9. ESTIMATED COST, \$1500.

THIS design will be particularly attractive to those who like plenty of room on the first floor, and is specially suitable for a sea-shore cottage. It has a large porch, airy rooms, and a very convenient arrangement, while the exterior presents a cosy and home-like appearance.



FIRST STORY.

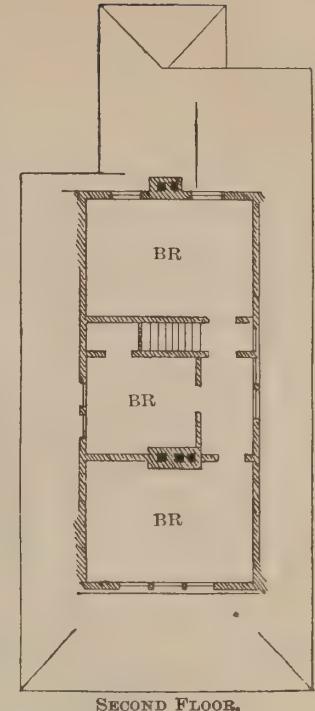
A large and pretty vestibule affords entrance from the porch to the more private house-hall, and the parlor (10 x 14), and sitting-room (14 x 8.6), two pleasing, light and comfortable rooms, opening into each other, and allowing of the sitting-room being used as a bed-chamber if desired. Back of these is a very large dining-room (10 x 21), which has large closets and an open fireplace. The kitchen (10 x 14.6) is a good-sized and well-lighted room, with a large pantry attached.

SECOND STORY.

Contains three bed-chambers (10 x 14, 10 x 14, 8 x 9), well lighted, and each opening into the hall. Good closets in each. There is a step-ladder to an attic-loft.

MATERIALS.—Foundation, brick or stone; basement under main walls; First Story frame sheathed and clapboarded; shingled roof and gables.

Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$22.00.

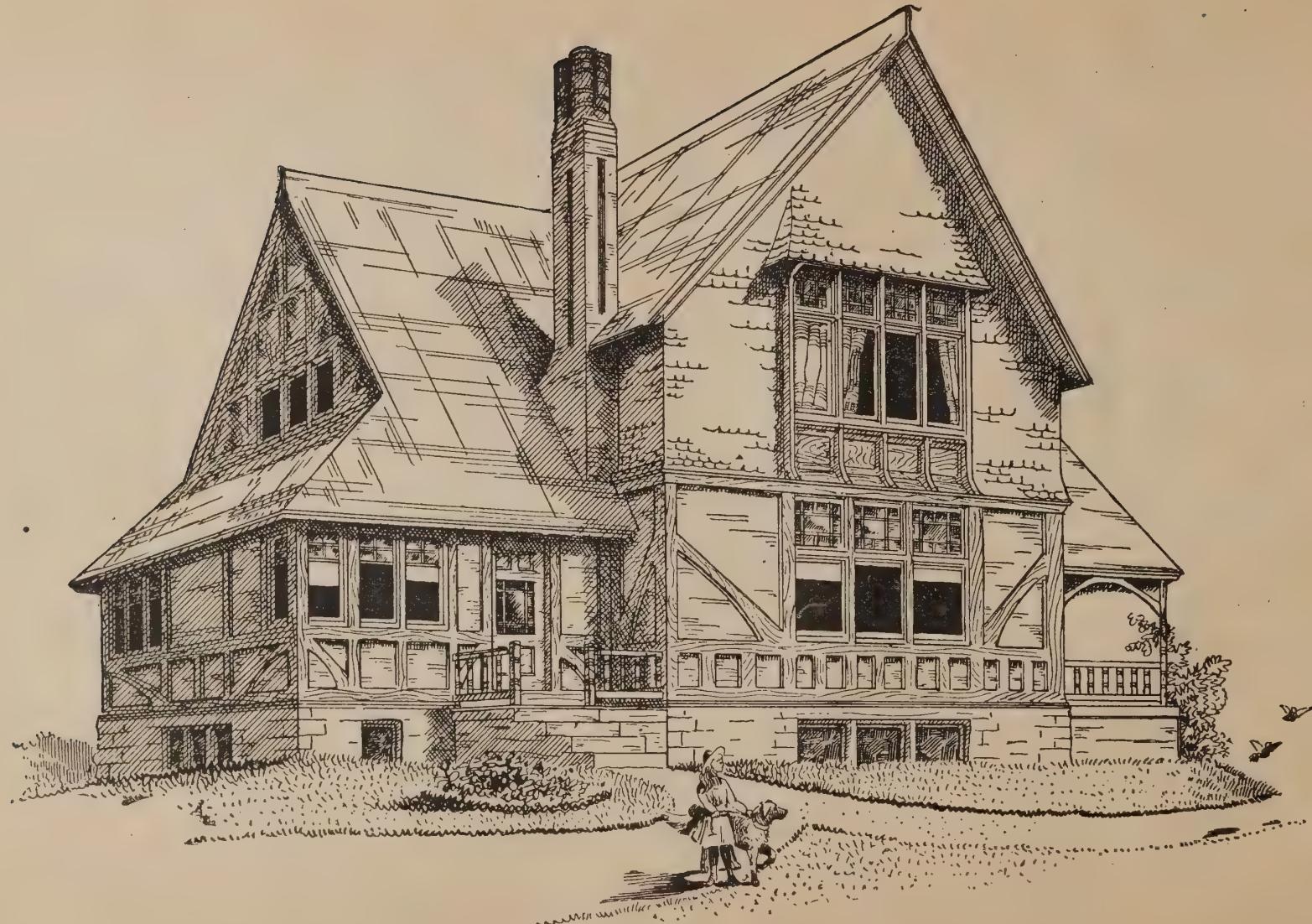


This design, having so much room on the first floor, is specially suited to families having young children, or where the women of the household attend to the domestic duties.

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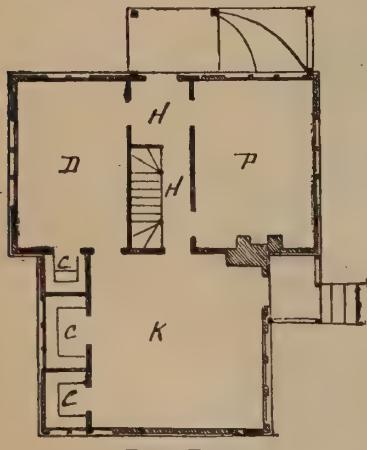
PERSPECTIVE VIEW OF DESIGN NO. 10. ESTIMATED COST, \$1600.

THIS illustration presents a side view of a handsome and comfortable residence; with porch in front and side stoop. The whole effect of this design is very pleasing, having a look of ease and comfort. The arrangement of the wide windows will be considered particularly striking, and whenever built by our plans and specifications, this will be found a cheap and delightful house.

FIRST STORY.

The hall is entered from the porch, and on the left side we find a bright and comfortable parlor (10×14), with open fireplace and wide window. On the right is the dining-room of about the same size (9×14), with the same wide window, which makes a cheerful room, and also a pretty place to grow plants if the house is set in the right direction to catch the eastern sun. The kitchen is a spacious and

comfortable room (14×14), well lighted, and with closets which are intended to delight the housekeeper's heart. It will be noticed that in all these designs, the kitchens are large and comfortable rooms, for we know that in families of limited means the women of the family have to spend much of their time in this apartment.



FIRST FLOOR.

SECOND STORY.

Contains three bed-rooms (10×14 , 9×14 , and 10×11). These have commodious closets.

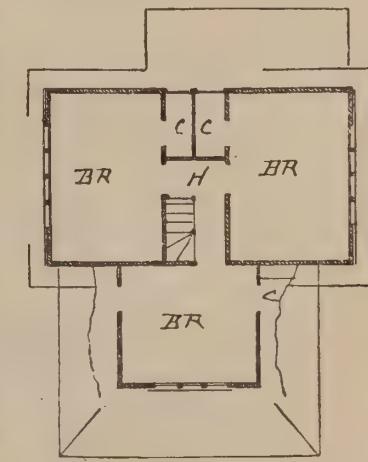
MATERIALS.—Foundation, stone or brick. First Story clapboarded between the panels; Second Story shingled. No attic, but ventilated air space. Frame construction.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$26.00.

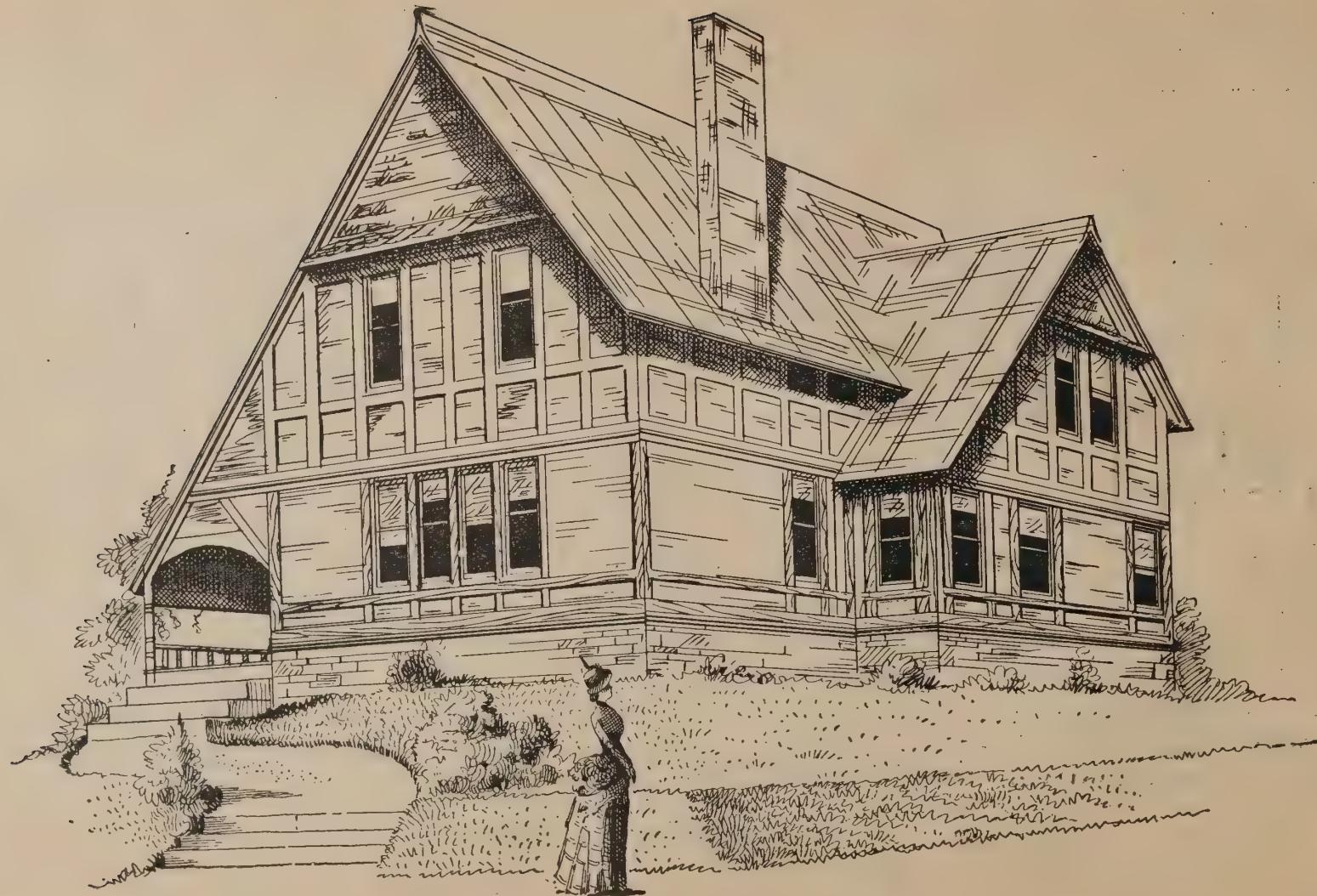
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SECOND FLOOR.

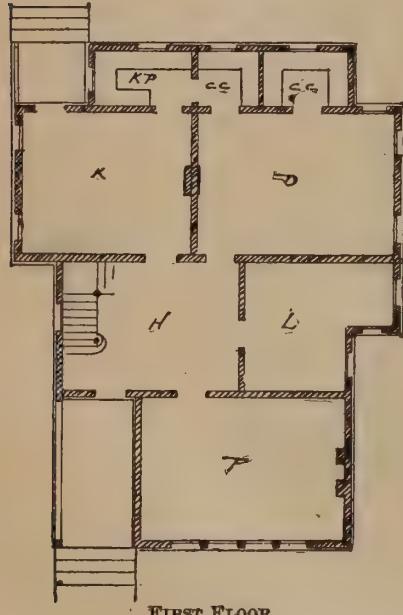


PERSPECTIVE VIEW OF DESIGN NO. 11. ESTIMATED COST, \$1700.00.

THIS tasteful design shows a house which, in its way, is a model of convenience and good arrangement, while the irregular exterior has a pleasing effect upon the eye.

FIRST STORY.

A shady porch, extending across the side of the house, gives entrance into a large hall, which, as in many of our designs is intended to be furnished, and, at the pleasure of the occupant, used as a room. From this, on the right, opens the parlor (12×17), a light, pleasant room with open fireplace. The library (9×11) forms an L, and is a cosy and delightful apartment, well lighted, and with plenty of space for book-shelves. At the end of the house is the large dining-room (12×16), with a capacious china closet, and the kitchen (14×12), with its pantry and closet opening into the dining-room, thus affording a private entrance to that room. There is a little porch in the rear of the kitchen. It will be noticed that the pantries are well lighted.

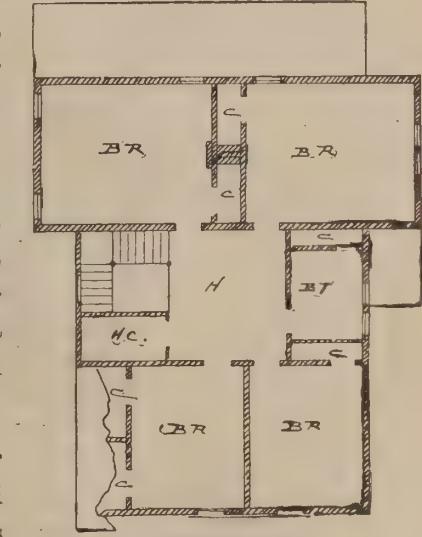


FIRST FLOOR.

SECOND STORY.

Contains four bed-chambers, two of them of large size (12×14 , 9.6×12), and all with large closets. There is a smaller room (BT), which, at an additional cost, may be made into a bath and toilet-room, or may be used as it is for sewing or storage-room. There is a hall closet which is partly cut off by the shelving roof, but which will be found convenient for storage.

MATERIALS.—Foundation, brick or stone, rough; basement under main walls only, and in rough. Frame construction; First and Second Stories sheathed, paneled, and clapboarded as shown. Gables shingled, and roof shingled; no attic, air space only.



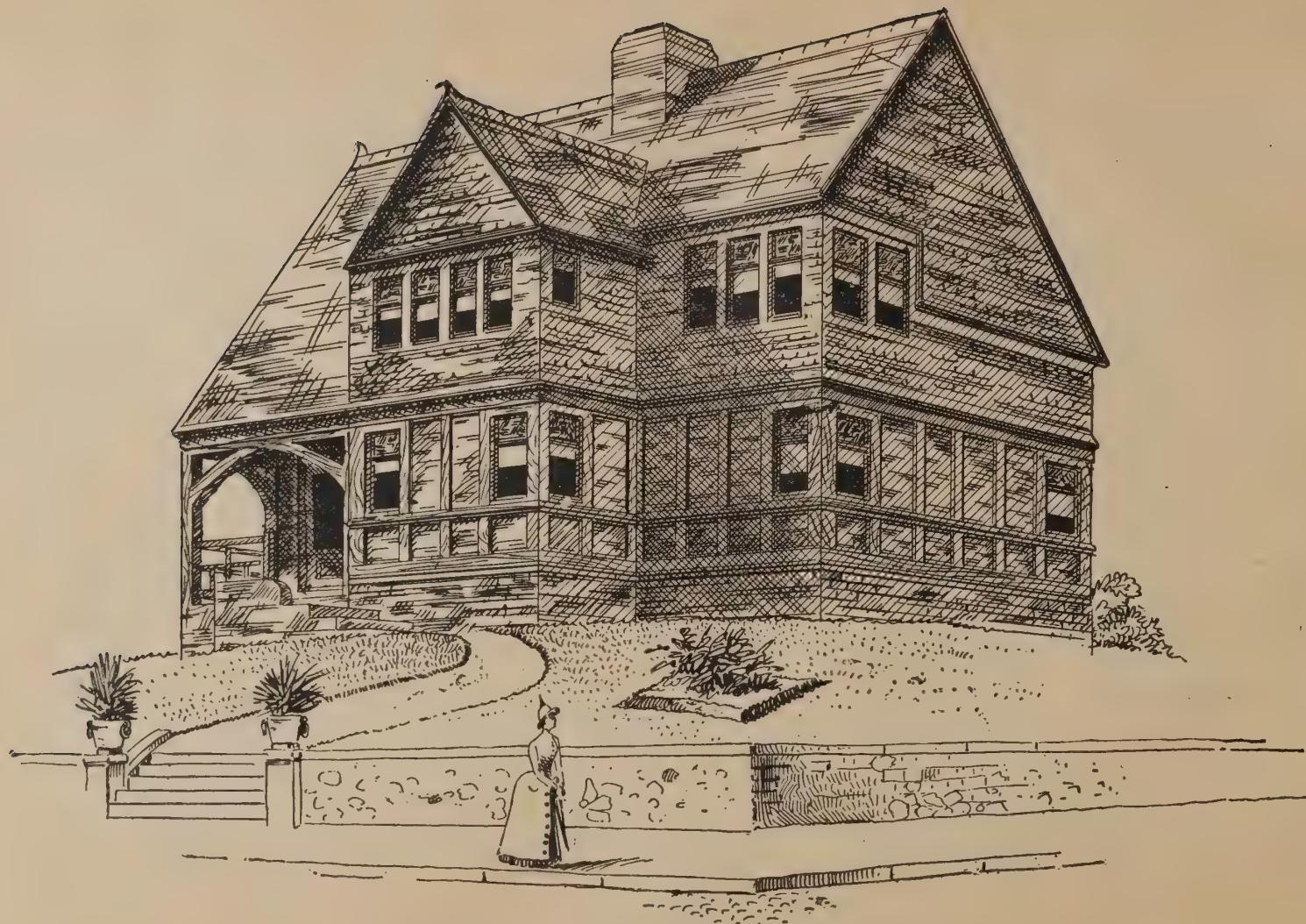
SECOND FLOOR.

The comfort and convenience of this design are apparent to all, but it must be understood that they can be had for this amount of money only by the use of our designs and specifications.

Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$24.00.

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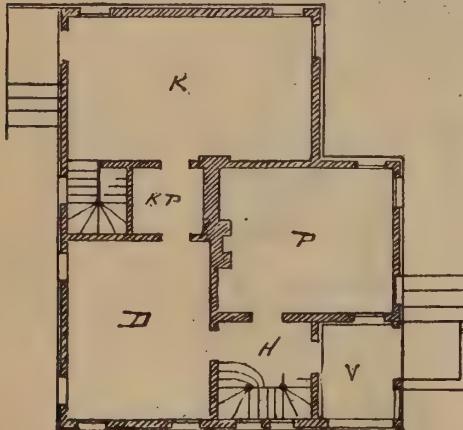


PERSPECTIVE VIEW OF DESIGN NO. 18. ESTIMATED COST, \$1750.

THIS design is quite a striking one, especially when situated on slightly elevated ground, and is as comfortable in its interior as it is pleasing in its exterior. The rooms are all large, well lighted and airy, and an amount of comfort can be gained at a smaller expense than would be the case with another design than ours.

FIRST STORY.

A quaint, square porch leads into a square vestibule such as is so popular now; this opening into the parlor and inner hall from which the front stairs lead to the second floor. The parlor (12 x 14) is a well lighted and pleasant room, while, at the end of the hall is the dining or living room (12 x 15). A large kitchen pantry connects this room with the kitchen, which is entirely cut off from the front of the house, and is a very large room (12 x 20).

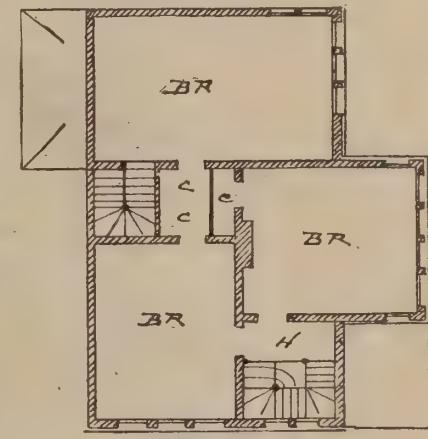


FIRST FLOOR.

SECOND STORY.

This contains three cheerful, well-lighted bed-chambers (12 x 15, 12 x 14, 12 x 20), with closets in each. It will be noticed that this plan arranges for private staircase to second floor.

MATERIALS.—Foundation, rough stone work; basement under main floors only, and in rough. Frame construction; First and Second Stories clapboarded. Gables and roof shingled.



SECOND FLOOR.

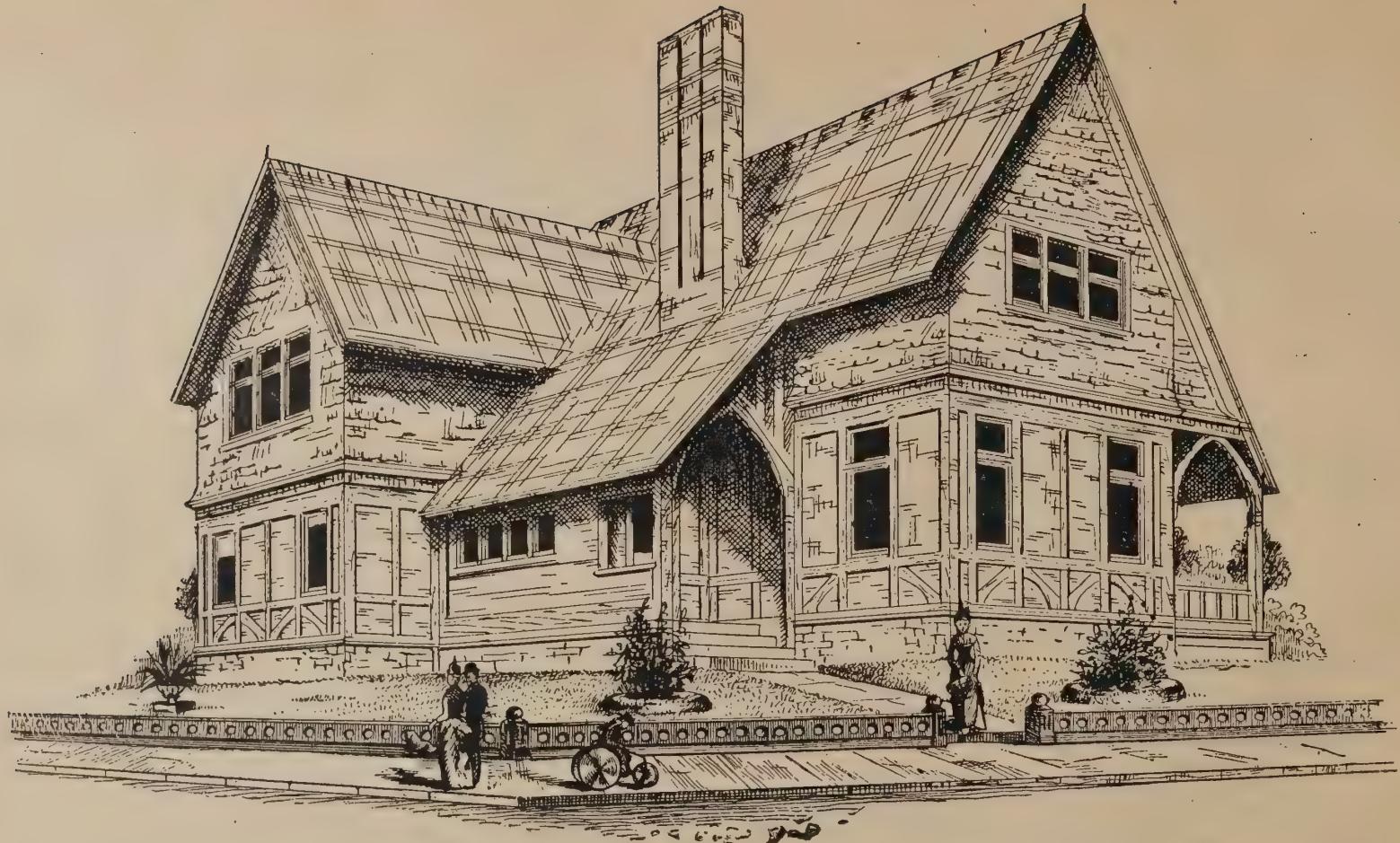
This house will be found a well arranged and convenient home, plenty of room and comfort. There is an open fireplace in the parlor, and the rooms furnish well.

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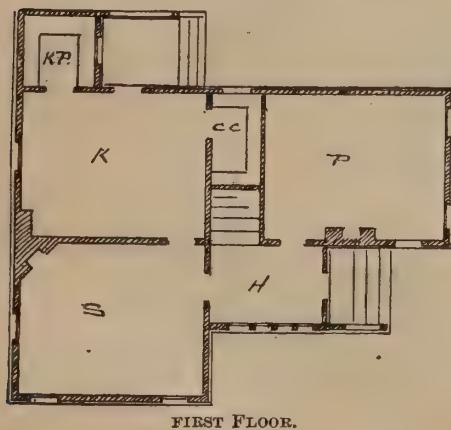


PERSPECTIVE VIEW OF DESIGN No. 14. ESTIMATED COST, \$1750.

THIS handsome little house is a model of convenience in every respect. It is well designed and comfortable, and a little beauty in appearance. The plans are simple, but carefully studied, and supply accomodations that are often in request. By the aid of our plans, this house can be built in most localities for \$1750; without them it would cost several hundred dollars more.

FIRST STORY.

The front door of this charming home opens into a large hall or vestibule, from which you turn to your right to a parlor (12×15), lighted from three sides. Immediately in front of the front door is the sitting-room or dining-room (12×15), lighted by three windows. Please notice that although this is a cheap house, there are no rooms 7×9 feet as are shown in many of the plans published. The kitchen (12×15) is also well lighted and has a delightful pantry, and a stoop or shed outside. Both front and rear entrances, and open fireplaces in parlor and sitting-room. The owner of this small house can keep his household affairs as strictly private as if he lived in a \$10,000 palace, because it is properly and sensibly arranged. Think of this before you let your carpenter build you a house costing more than this, and arranged so that every book agent or gossiping neighbor who enters your front door knows what is happening in your kitchen.

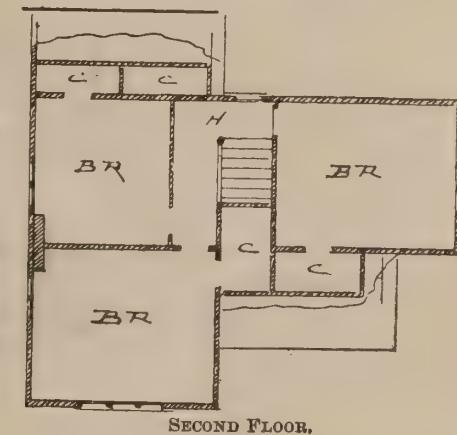


SECOND STORY.

Like all our designs, is arranged to live in, and not merely to look handsome on paper. The three bed-rooms are (12×15), (11×12), (12×15), and have four large convenient closets. Your wife need not keep her clothes in a trunk, nor give your old ones away to save room.

There is no attic, but an air space between the roof and second story ceiling.

MATERIALS.—Basement in rough stone or brick; frame construction; sheathed and clapboarded between panels on First Story; Second Story, shingled and gables; roof, shingled.

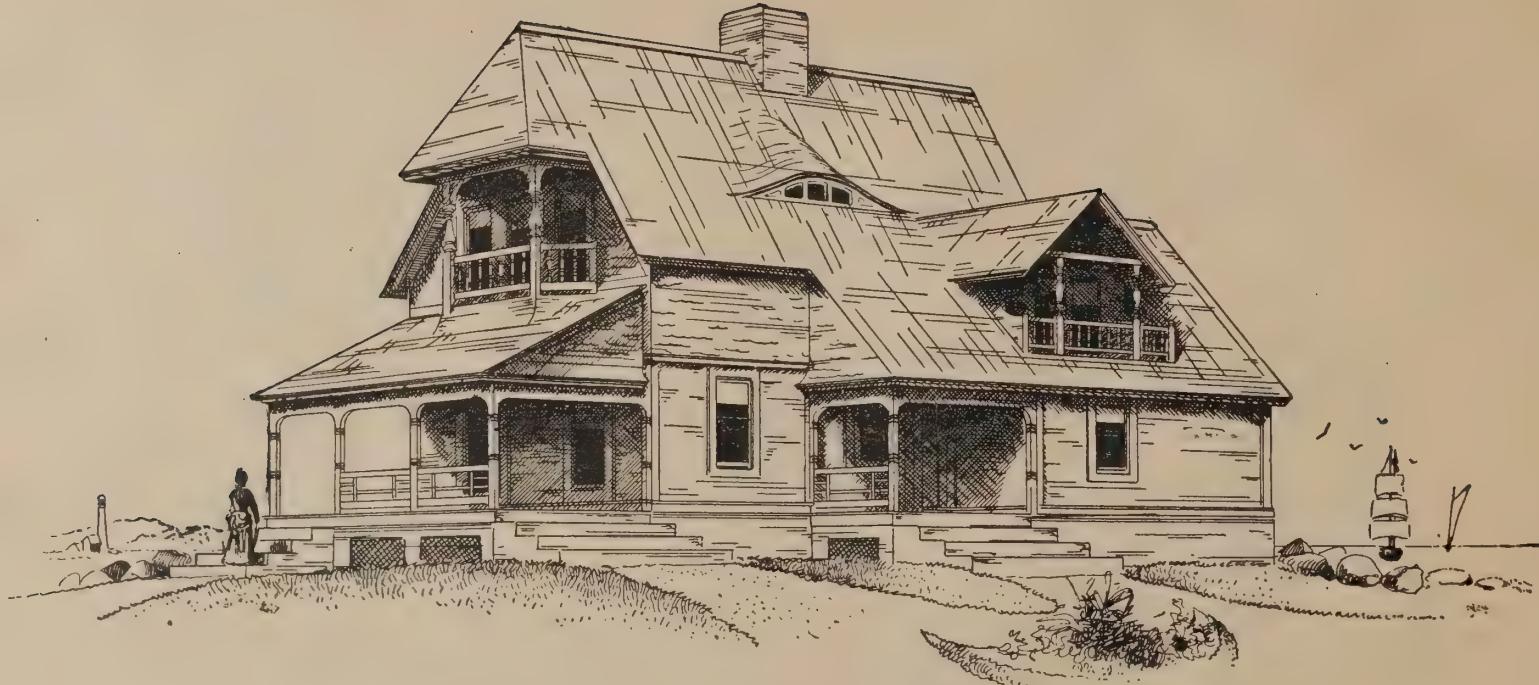


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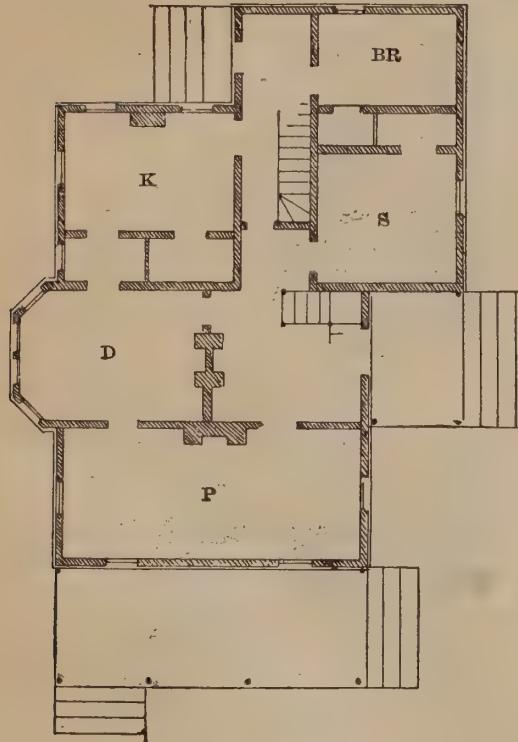


PERSPECTIVE VIEW OF DESIGN No. 15. ESTIMATED COST, \$1800.

THIS roomy and picturesque design we are sure will be considered attractive by all our readers, and is specially suited to those who are intending to build a summer home at the seaside, as well as for an all-the-year-round residence anywhere. Beside the two porches on the first floor, one extending all the way across the parlor front, you should note the pretty balcony porches on the second floor, which not only add to the picturesque effect, but very much to the comfort and beauty of the rooms which open into them. The value of an architect's skill is shown in this design as a tasteful and pleasing appearance, where a large amount of comfort is gained in an inexpensive way.

FIRST STORY.

The entrance from the side porch is made into a square hall, intended to be used as a room, and which has an open fireplace; a perfect gem of an apartment. The spacious and pleasant parlor (11 x 25), also with open fireplace, is at the left of the hall, and opens into the dining-room (11 x 15), which has a pleasant bay-window and open fireplace; this is a beautiful room. To the right of the hall is a passage leading



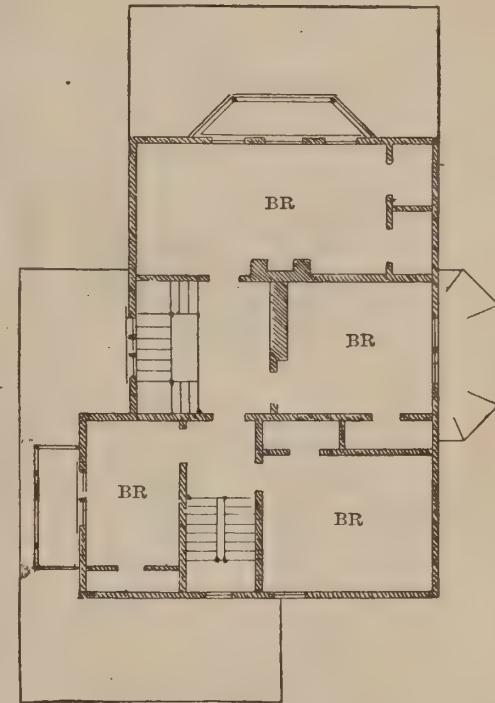
FIRST FLOOR.

to a cosy library or sitting-room (11 x 12), which has a large closet. The kitchen, at the farthest end of the passage, is a comfortable room 9 x 14, well lighted and with a large pantry. It also communicates with the dining-room by a passage-way with closets at the side. At the end of the passage which leads to the kitchen is a room 8 x 12, which can be used as servant's bed-room, office, or sewing-room. It has a large closet.

SECOND STORY.

Contains one very large chamber (10 x 21), with open fireplace, two closets and a balcony porch. Smaller rooms 11 x 12, 11 x 14, and 8 x 12, the last also with balcony porch, have large closets. There is a private stair-case. Also a storage loft.

MATERIALS.—Foundation, stone or brick; basement under main walls. First Story sheathed and clapboarded; Second Story sheathed and shingled. Gables and roof shingled.



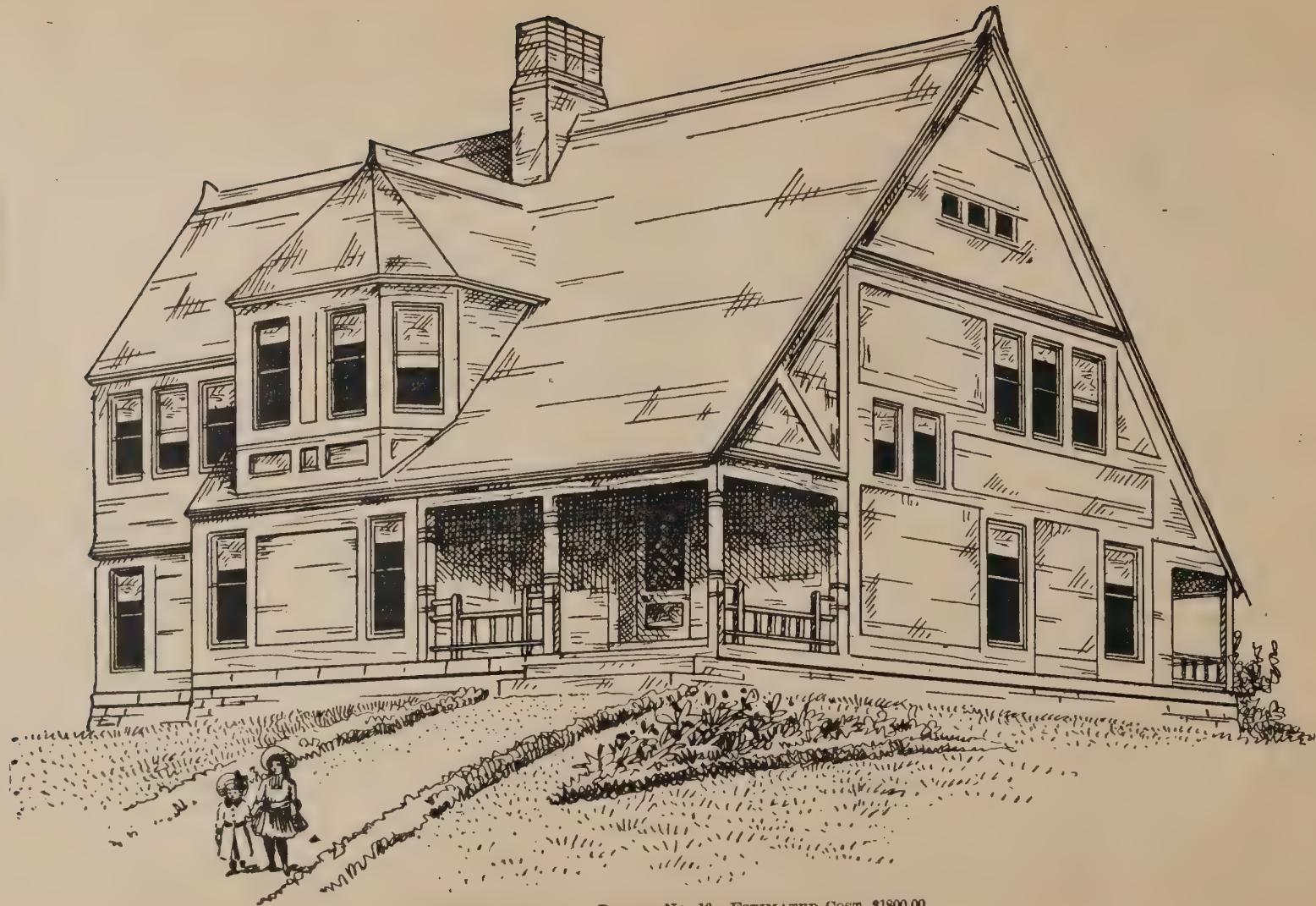
SECOND FLOOR.

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PERSPECTIVE VIEW OF DESIGN NO. 16. ESTIMATED COST, \$1800.00.

THIS illustration gives one of our most pleasing designs, spacious, airy, and comfortable in appearance as it is in fact. It is made with a view to comfort as well as beauty, and cannot fail to please those who desire to get these for a moderate cost. The effect of the bow projecting beyond the eaves is particularly striking, while the sweep of the roof is very picturesque.

FIRST STORY.

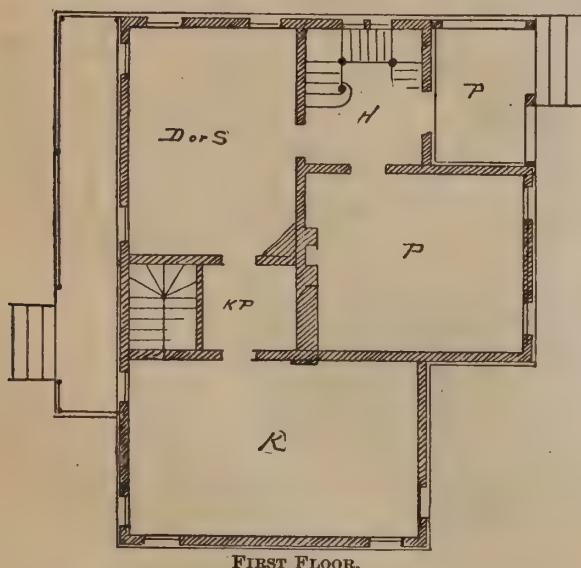
The interior will be found equally charming; entrance is made from the porch to a square hall, which can be furnished with settees, etc., as is the style at present; a square hall gives a sense of lightness and space to all houses. The parlor, to the left, is a fine room (13 x 18), with open fireplace. The dining-room or sitting-room (14 x 18) is equally pleasing, and is well lighted and comfortable, a porch, running at the back of the house protecting it from too great light. It is connected with the spacious kitchen (12 x 24) by a large pantry, from

which the private stair-case leads to the second floor.

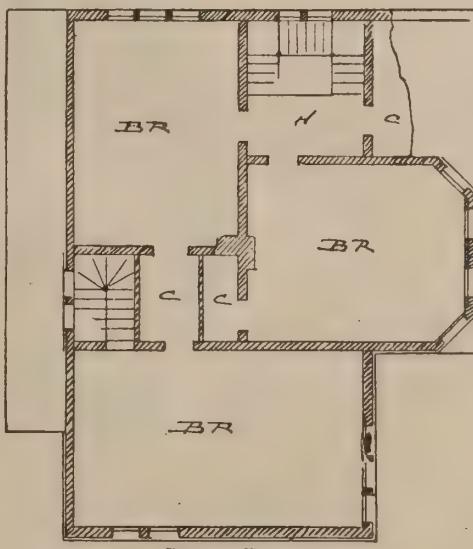
SECOND STORY.

Contains three large, comfortable, and well-lighted rooms (12 x 24, 13 x 18, 14 x 18) with ample closets. There is also a hall closet, and bath-room and toilet could be placed off the hall, but at an additional cost. There is also an attic with floor laid, in which goods can be stored and the children can play.

MATERIALS.—Foundation, stone or brick; frame construction; First and Second Stories sheathed and clapboarded; roof and gables shingled; basement in rough; attic the same.



FIRST FLOOR.



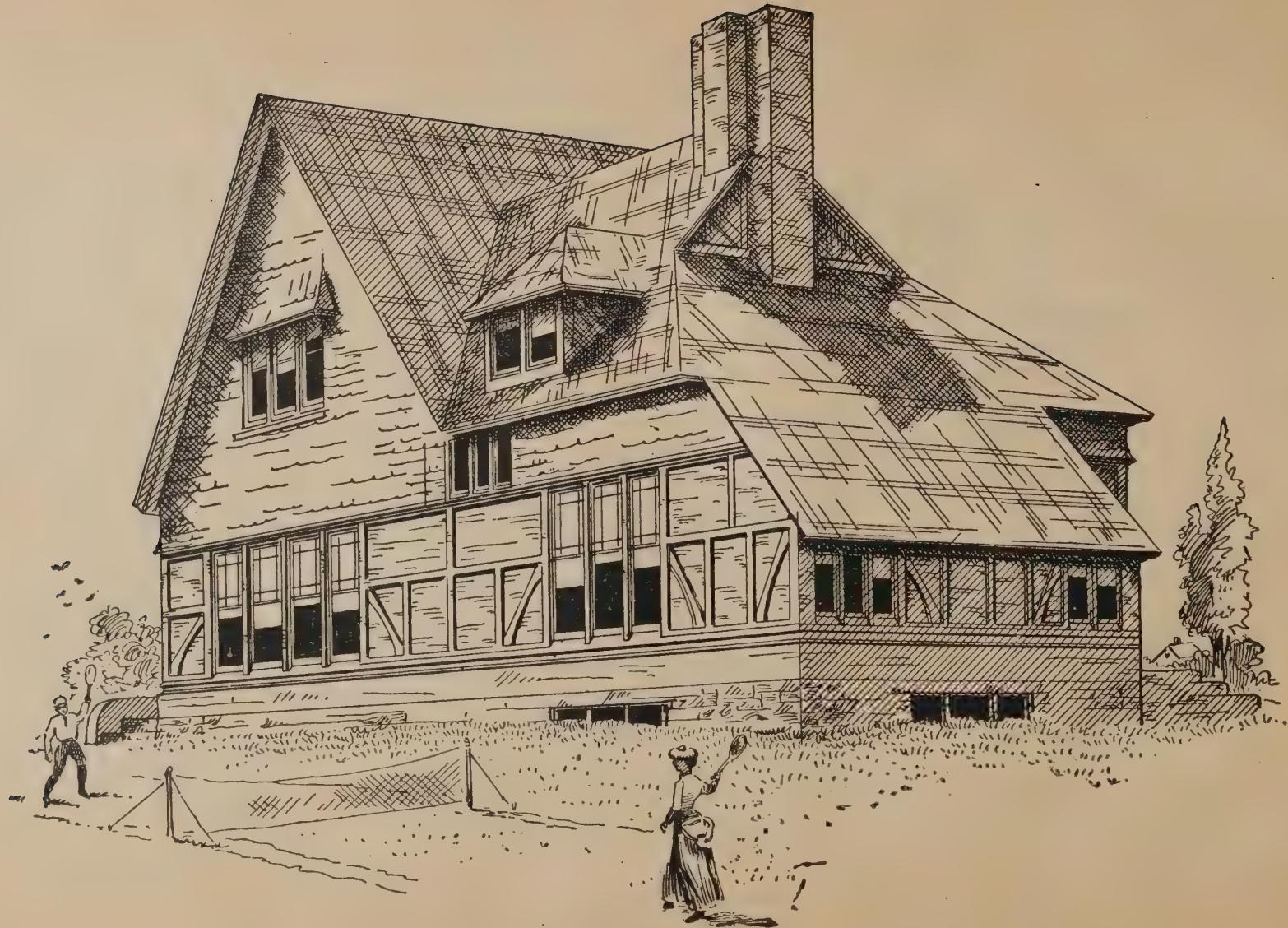
SECOND FLOOR.

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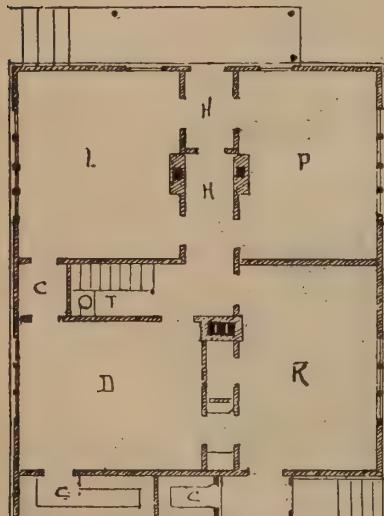


PERSPECTIVE VIEW OF DESIGN NO. 17. ESTIMATED COST, \$1850.

THIS roomy and comfortable-looking house has been arranged with a view to convenience and taste. The rooms are large and pleasant, and the house has modern improvements. It will be found in every way a cheerful and pleasant home to live in.

FIRST STORY.

The entrance is from the porch running across almost the entire front of the house, but not shown in the illustration. To the left is the parlor (11.6 x 15.6), which is a well lighted and pleasant apartment.



FIRST FLOOR.

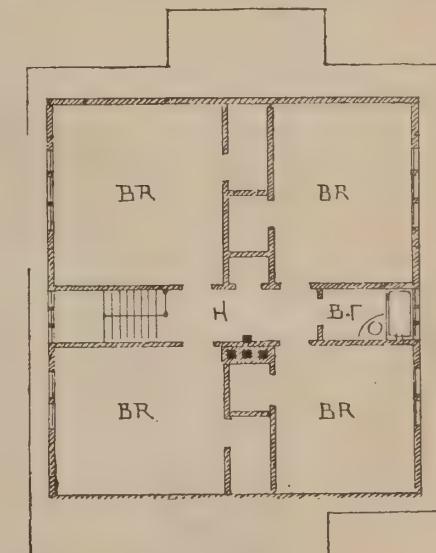
To the right is a handsome library (13.6 x 15.6), with wide window, which can also be used as living-room if it is preferred. It communicates with the dining-room by a passage-way closet. The dining-room is a large room 15 x 12.6, with a commodious china closet. Next it is the kitchen (11.6 x 17), with fine pantries and closets, and a back stoop. It is a bright, well-ventilated room.

SECOND STORY.

Contains four bed-chambers (14 x 15.6, 11.6 x 15.6, 14 x 12.6, and 11.6 x 12.6). Each of these has an unusually fine closet. There is a toilet and bath room to the left of the square hall.

MATERIALS.—Foundation, stone; Frame construction. First Story clapboarded; Second Story shingled. Roof and gables shingled. Basement under entire main walls.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$27.00.

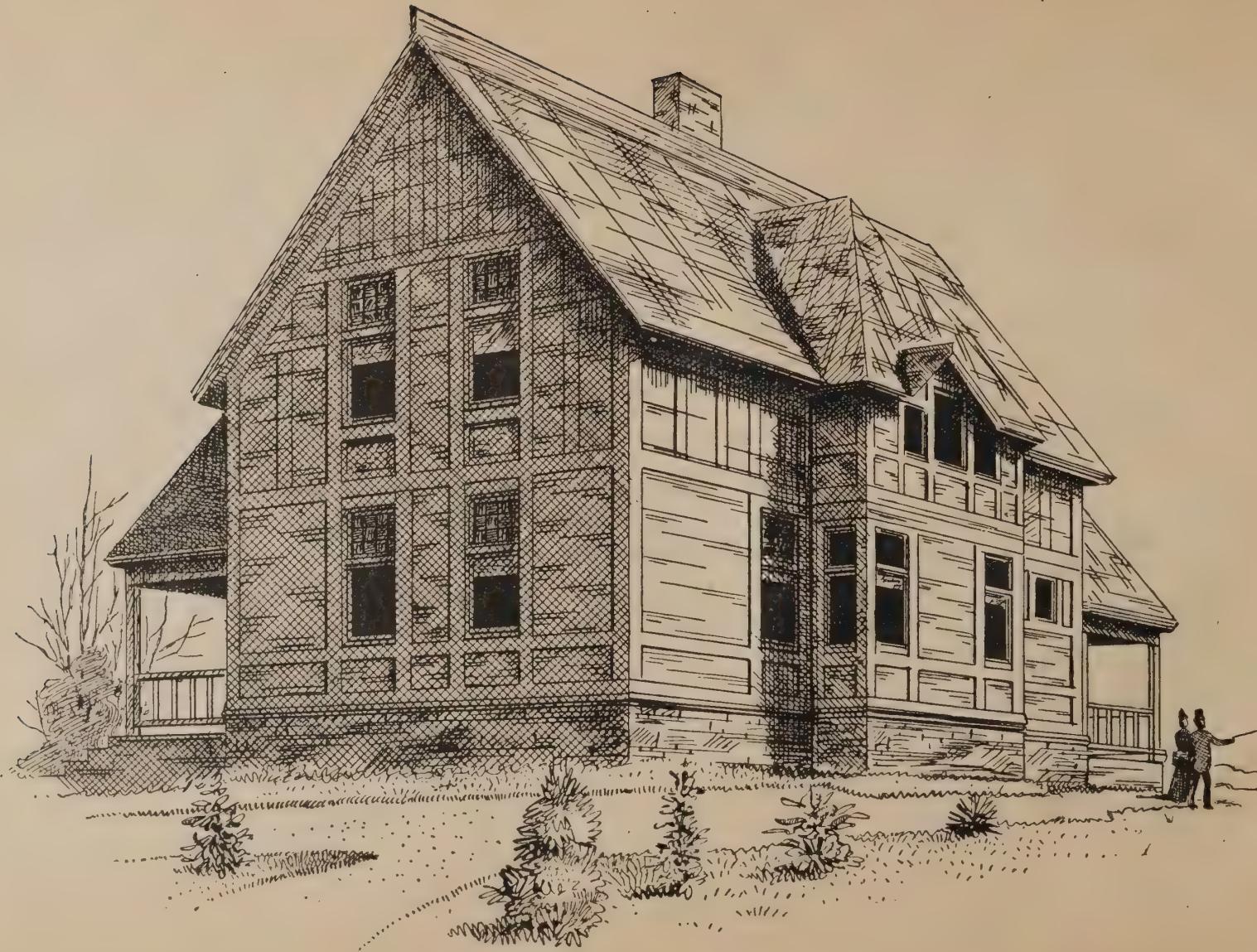


SECOND FLOOR.

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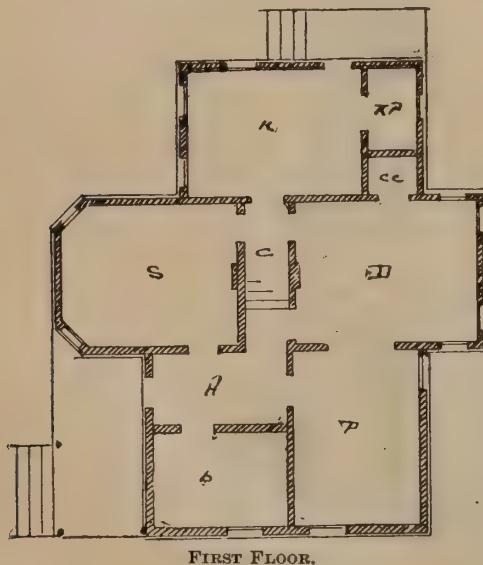
PERSPECTIVE VIEW OF DESIGN NO. 19. ESTIMATED COST, \$1850.

THIS compact and unique design is specially suited for a sea-side home, though it as often built for the country. While it is roomy, it is not straggling, the ground plan being arranged to give the greatest amount of convenience and comfort with the least expenditure.

FIRST STORY.

A porch runs along the front of the house, opening at its farthest end into a wide hall. The first door on our right opens into a cosy library (8×11), just the place to enjoy a quiet smoke and your favorite author. At the end of the hall we enter the parlor, a good-sized, pleasant room (11×14), which in its turn opens into the dining-room (12×15) by folding doors, so that they can be thrown into one, or by

the modern arrangement of hangings at the doors, make a pleasing interior effect. At the left of the entrance hall is the sitting-room (12×15) with an octagon bay, while back of the dining and sitting-rooms runs the kitchen (10×14), conveniently reached from both by a small entry, but entirely cut off from the front of the house. There is a large pantry and also china closet, and a rear porch.

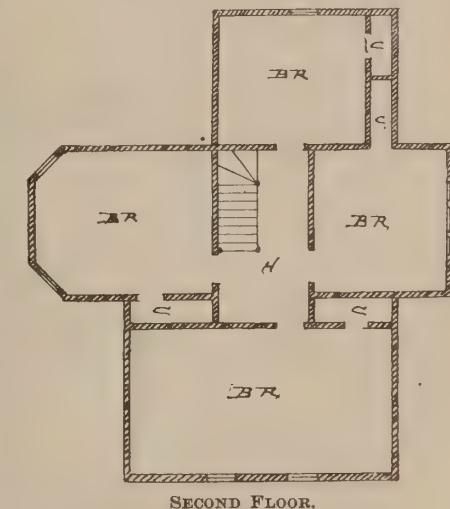


FIRST FLOOR.

SECOND STORY.

Contains one very large bed-chamber 12×22 , one 12×15 with bay, one 11×12 , and one 10×12 , four in all, each provided with ample closet accomodation. The upper hall is large and airy.

MATERIALS.—Stone in the rough for basement and foundation wall. Basement in rough only; frame construction, paneled and clapboarded; roof shingled.

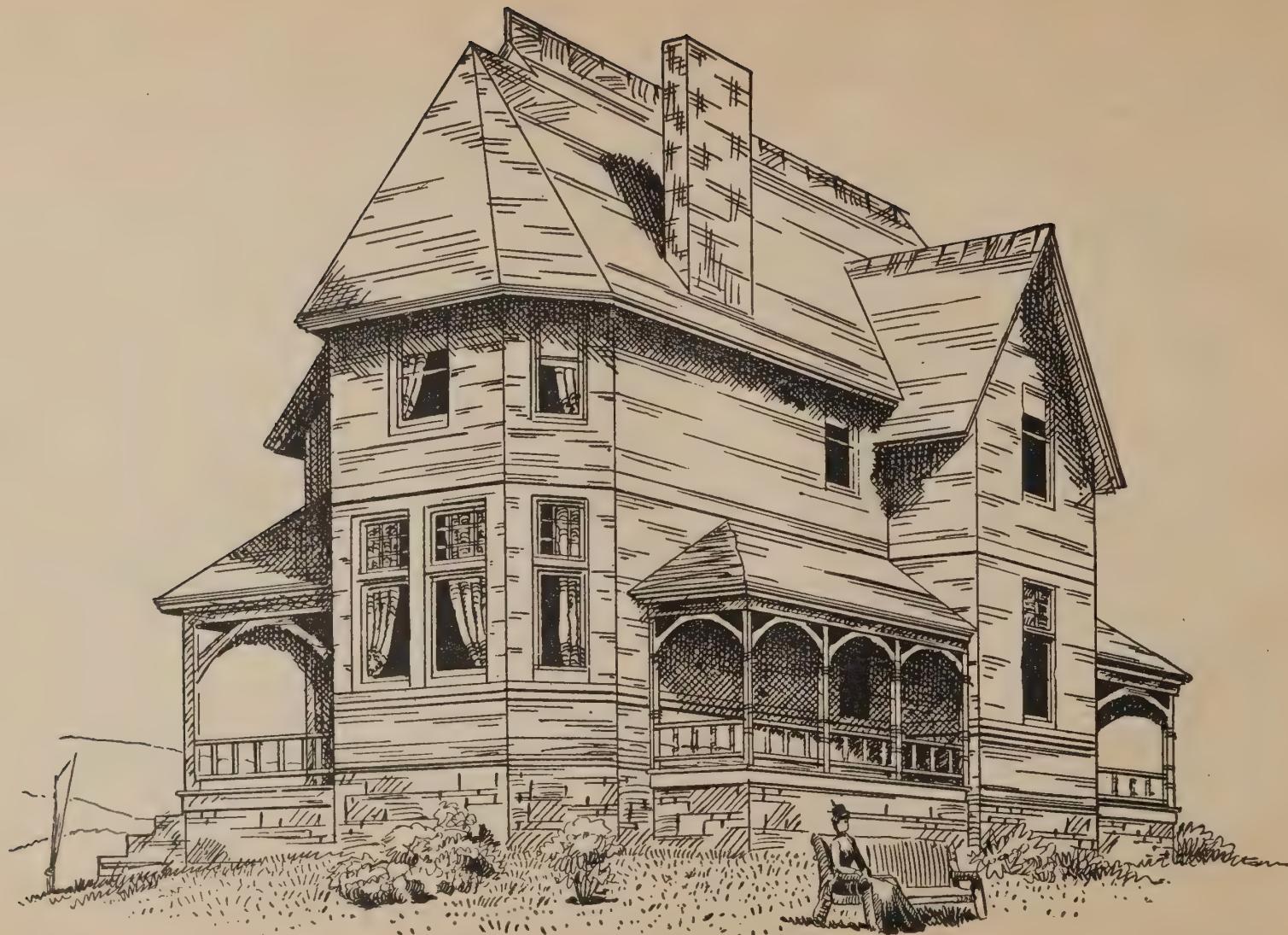


SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

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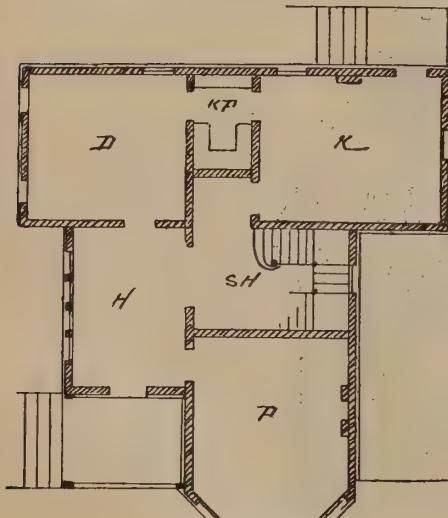
PERSPECTIVE VIEW OF DESIGN NO. 20. ESTIMATED COST, \$2000.

THIS handsome design for a house combines comfort and elegance in a striking manner, and at a cost which is very small, considering what is offered. It is only by the use of our plans that the expense can be brought within the above limits; without them it would probably be greater. The whole interior arrangement is a model of comfort and beauty, and there are three porches.

FIRST STORY.

There is a porch before the entrance door, leading into the fine, square hall, which has a wide window, and is in itself a charming room. The stair-case hall can be curtained off by a portière, and with a table and hanging-lamp in the centre of the hall and easy chairs around, the effect is beautiful. At the right of the hall is

the parlor (13×16), with bay-window and open fireplace; a delightful room. The dining-room faces the entrance and is 12×13 , with passage leading into the kitchen; this passage having a large pantry on one side and a closet on the other. The kitchen (12×15) is a well-lighted, pleasant room with rear entrance opening on a porch.

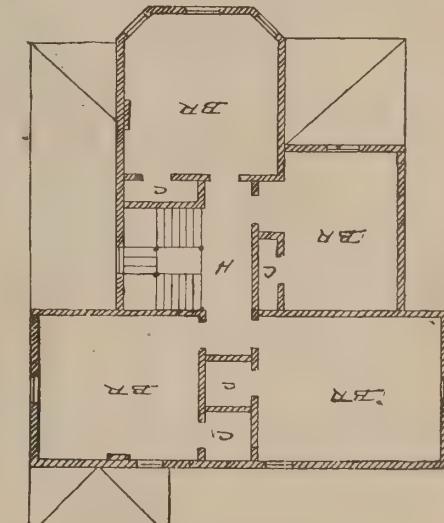


FIRST FLOOR.

SECOND STORY.

The second floor has one large bed-chamber (12×13), with bay-window and large closet. Three other rooms are respectively 9.6×13 , 12×13 , and 12×15 . All have large closets.

MATERIALS.—Foundation, stone or brick; basement in rough. Frame construction; clapboarded. Roof shingled.



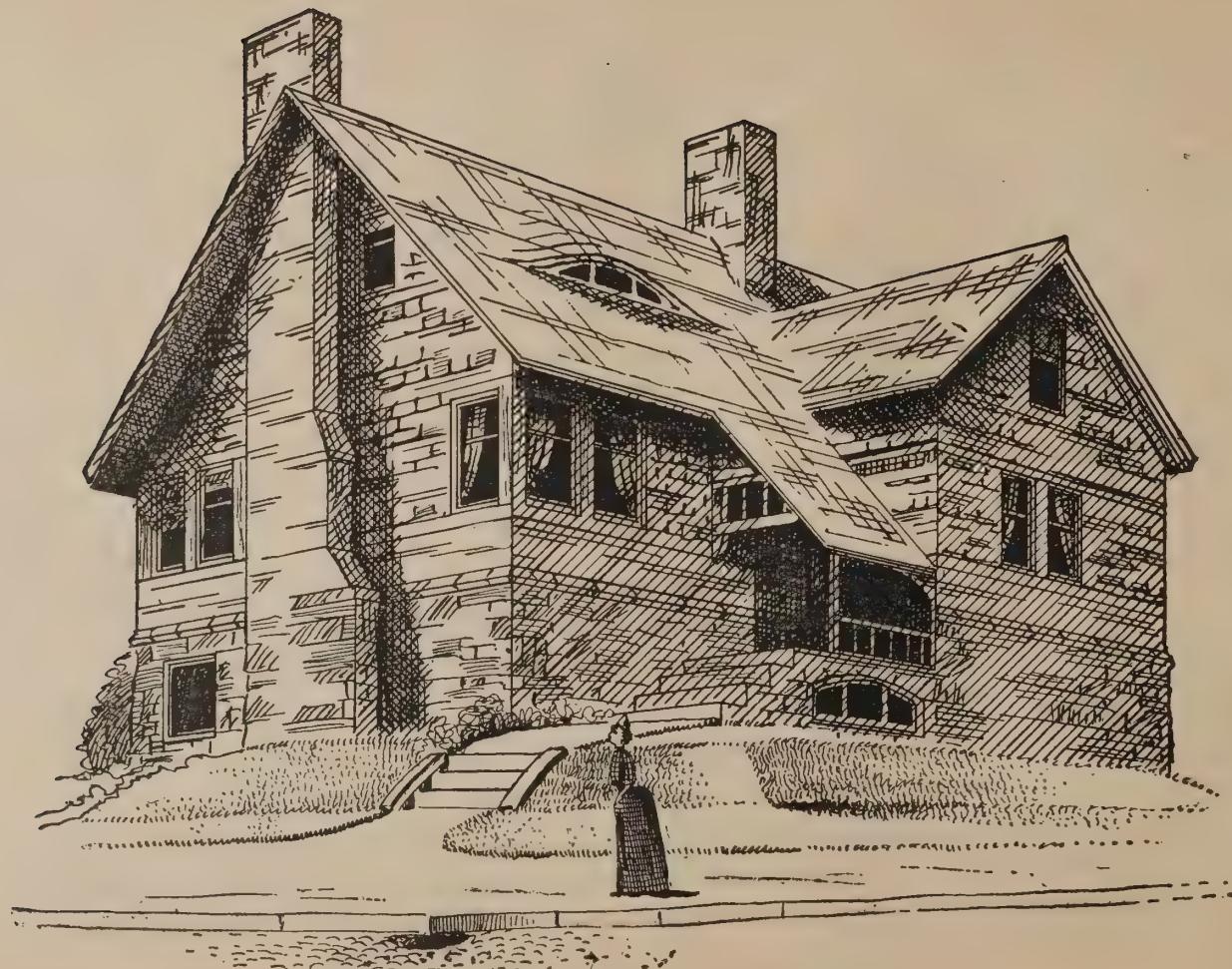
SECOND FLOOR.

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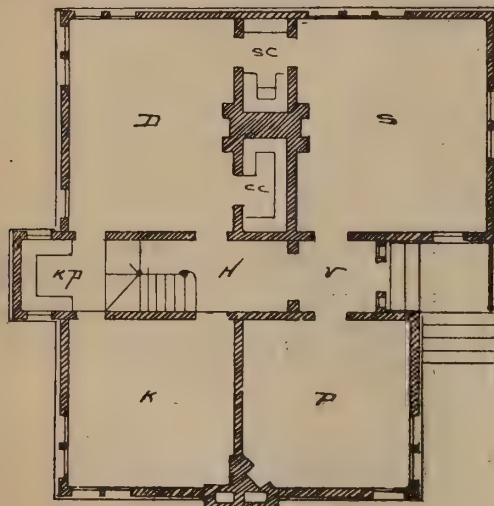
PERSPECTIVE VIEW OF DESIGN NO. 21. ESTIMATED COST, \$2000.

THIS quaint and picturesque design, unusual as it may be, covers a large amount of solid comfort in its interior. Built on elevated ground, with vines trained over it, it would present on its exterior an almost romantic aspect, while the internal arrangements are prosaically comfortable and modern. The basement can be used for kitchen and laundry purposes, or even dining-room if desired, at an additional cost.

FIRST STORY.

Climbing up the porch or old-fashioned stoop, you enter a wide hall from which the stairs ascend at the back. On the left is the parlor (14 x 14) with an open fireplace in one corner, which can have shelves built above it, adding greatly to the finish of the apartment. On the

right is the large and light sitting-room (16 x 17), also with an open fireplace and a large closet. Back of this is the dining-room (14 x 17) with three windows and a large china closet. The kitchen pantry occupies a small L between it and the kitchen (14 x 14), which is a very comfortable room.

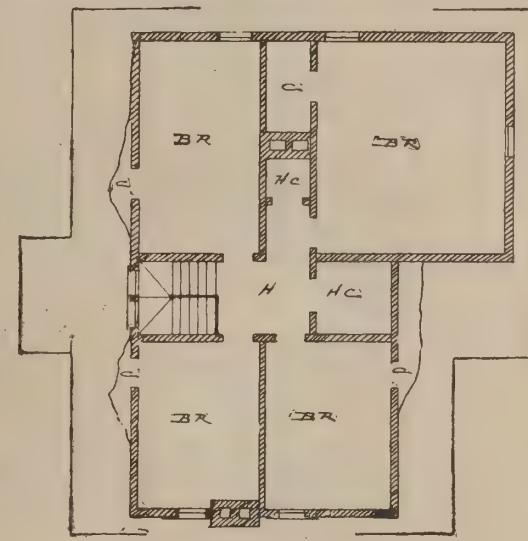


FIRST FLOOR.

SECOND STORY.

Contains four bed-rooms, two (10 x 14) each with closet; one spacious apartment 15 x 17, and one 10 x 17. There are two hall closets, one of them so large as to be really a store-room.

MATERIALS.—Foundation and basement in rough stone-work; First and Second Stories shingled; roof shingled.



SECOND FLOOR.

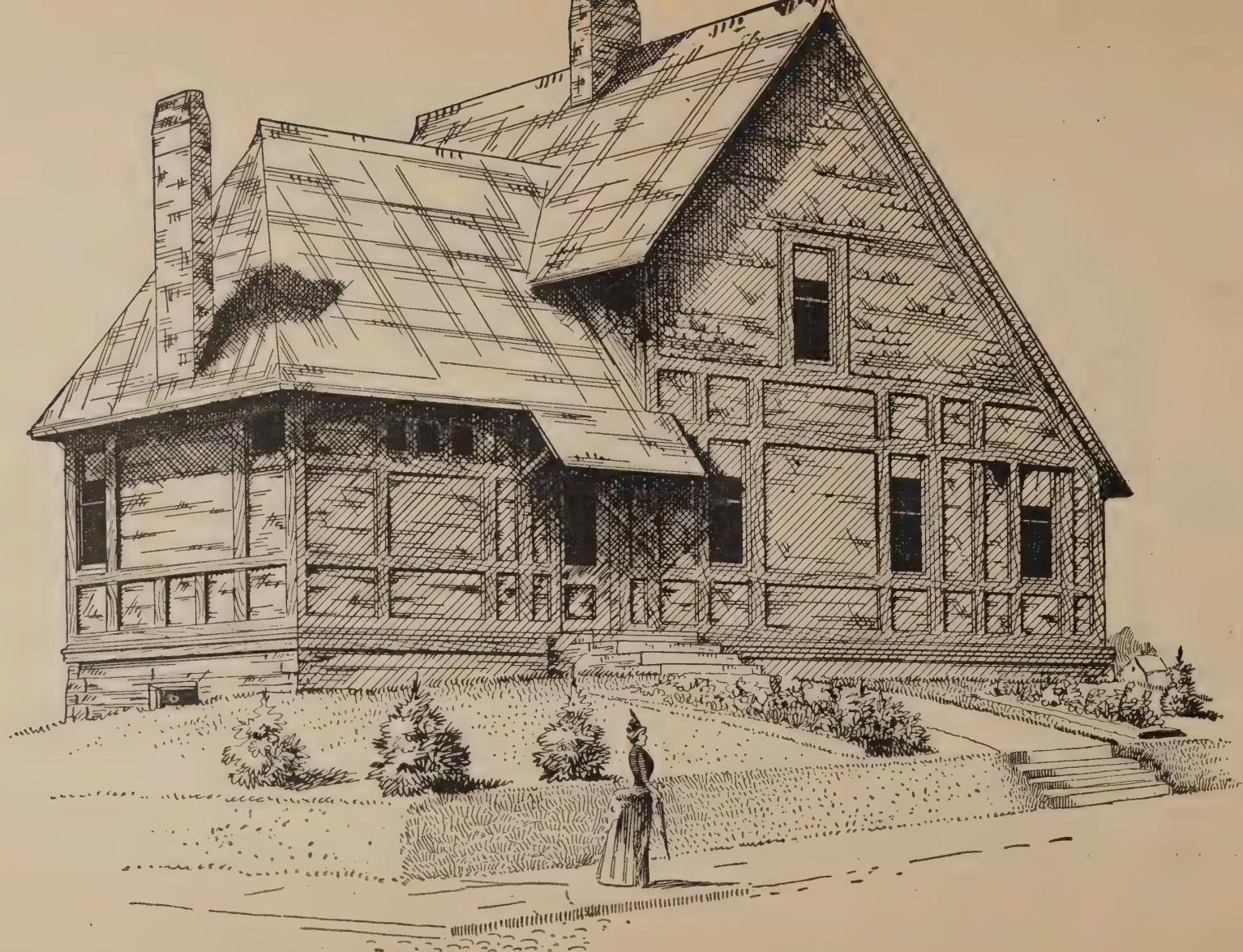
This house will be found very dry and pleasant, and appropriately furnished could be made a home full of character.

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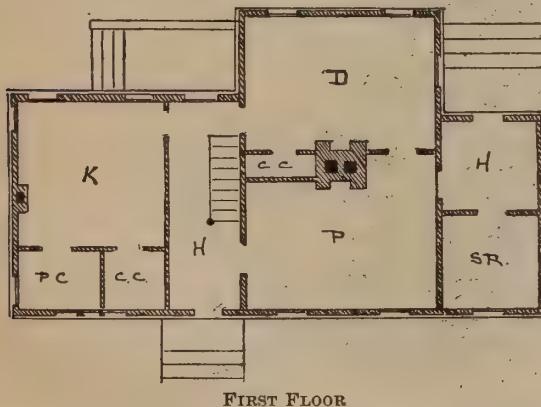


PERSPECTIVE VIEW OF DESIGN NO. 22. ESTIMATED COST, \$2100.

THIS illustration gives the side view of a comfortable and well-arranged house, roomy and pleasant; its plan is a very convenient one, and satisfies all who use it. The small, private room opening off the entrance hall adapts it for use by those who wish an office attached to the house, but still private. Built according to our plans and specifications, this house is sure to be comfortable and pleasant, and has beside a unique charm of its own.

FIRST STORY.

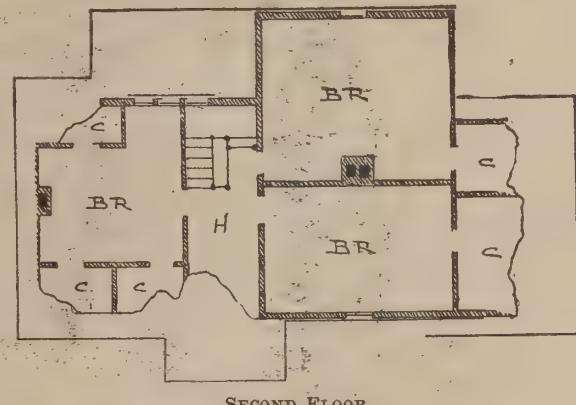
The square entrance hall, approached by a porch, leads first to the office or sewing-room mentioned above. To the right is the parlor (11×16), well lighted, and with an open fireplace, a very cosy, pretty room. The dining-room, opening into it, is of the same size, and has also an open fireplace and a large china closet. It connects with the kitchen by a passage-way opening on the side porch. The kitchen is a bright, well-arranged room 12×12 , with capacious pantry and china closet. Back of the parlor is another hall, entered from the side, and from which the stair-case ascends to the second floor.



SECOND STORY.

This contains three bed-rooms 11×16 , 13×16 , and 10×12 , the latter with three closets, and the others with a large closet apiece.

MATERIALS.—Foundation, brick or stone; basement unfinished. Frame construction; First Story sheathed and clapboarded between panels, as shown. Second Story and gables sheathed and shingled. Roof shingled.

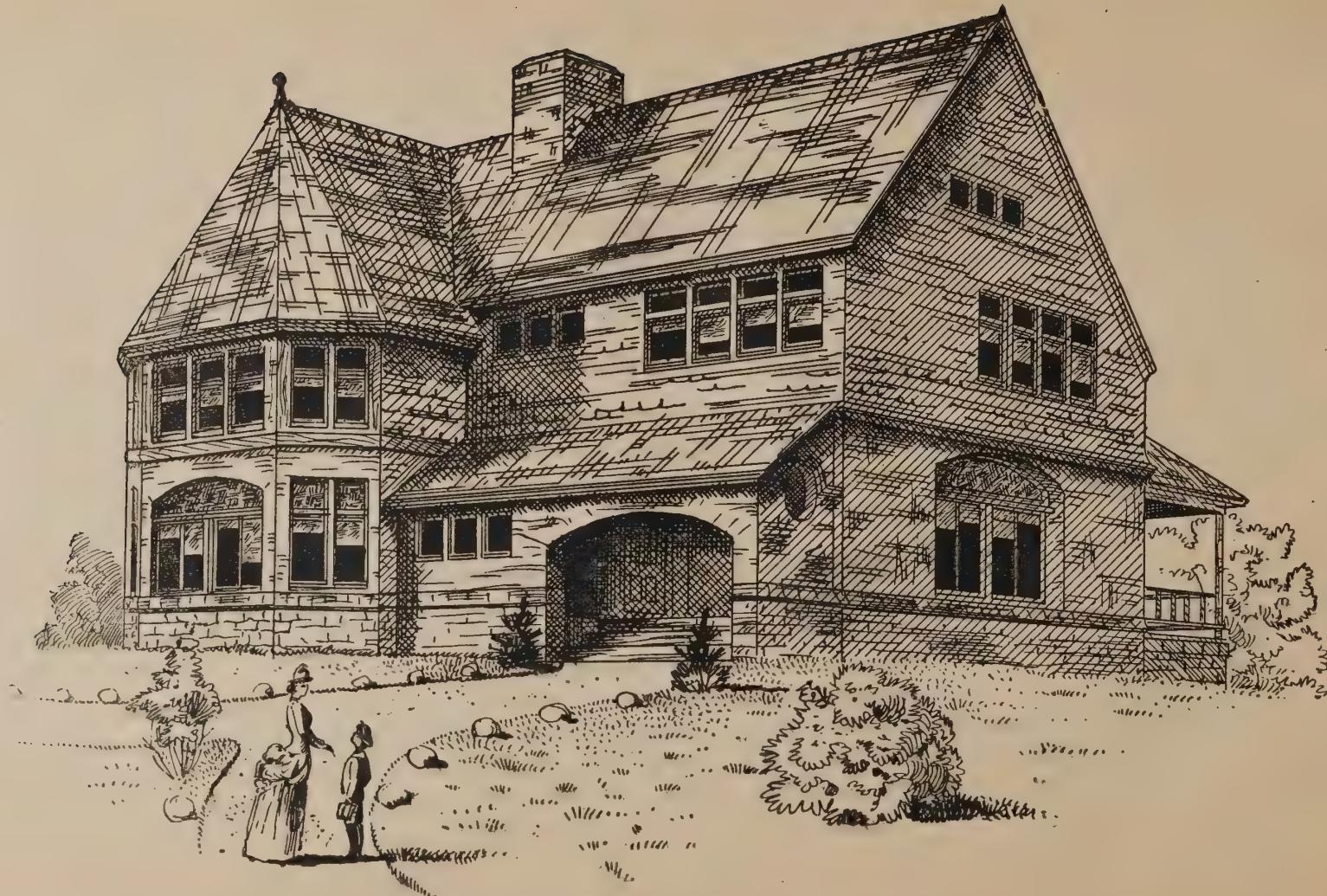


Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

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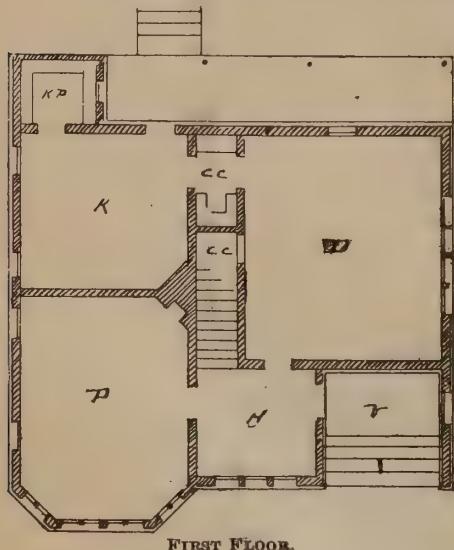
PERSPECTIVE VIEW OF DESIGN NO. 23. ESTIMATED COST, \$2150.

THIS handsome and striking design shows an unusual combination of good taste and utility. The exterior effect is beautiful and uncommon, while the interior is large and well arranged. Built according to our plans and specifications, it will be seen to cost less than many a more ordinary and less pleasant a house.

FIRST STORY.

The entrance is a covered, arched portico, striking in appearance, and which can be made very pretty by the addition of a hanging lantern. The entrance door opens into a square, lighted hall, of the style in vogue at present, and which in its turn opens into the parlor (14 x 17), a large, handsome room with bay, and with an open fireplace set across one corner of the room. This is a style which is much admired, and the room is one which will furnish beautifully. On the right of the hall is the dining-room (14 x 17), well lighted, and with

a good china closet. The passage-way from this to the kitchen has a closet on each side. The kitchen (14 x 13) itself has a large pantry, is well lighted and opens on the porch which runs all across the back of the house.

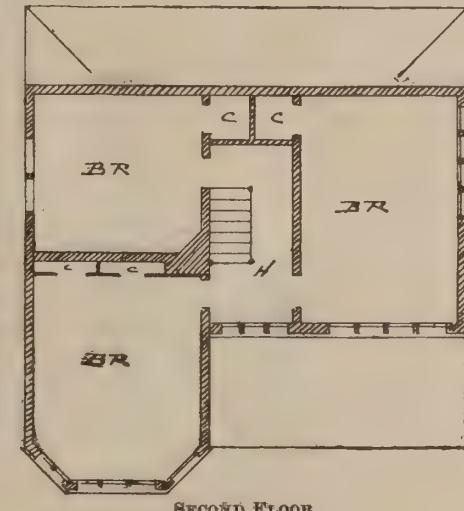


FIRST FLOOR.

SECOND STORY.

On the left of the hall is a large chamber (11 x 17), well lighted and airy. On the right, a chamber 13 x 15, with octagon bay. Back of this is a pleasant room 13 x 14. Each of the apartments is well provided with closet room. Air space above.

MATERIALS.—Foundation and basement rough stone; frame construction; First Story clapboarded; Second Story shingled; roof shingled.



SECOND FLOOR.

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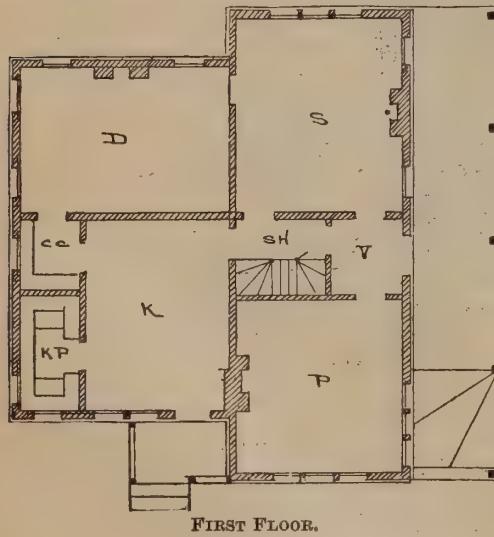
PERSPECTIVE VIEW OF DESIGN NO. 24. ESTIMATED COST, \$2250.00.

It is doubtless true that "Be it ever so humble there's no place like home," but it is equally certain that the memory of a beautiful home is even more delightful than that of the "little thatched cottage." Like Dr. Holmes, we all feel that "A brown stone hut will do," and when it is possible to have a home so charming as the one illustrated above, at a low cost, by the use of our plans and specifications, there are few but will be glad to avail themselves of such an opportunity.

FIRST STORY.

As will be seen, a graceful porch extends across the front of the house, while in the centre the entrance door opens into a pretty vestibule, back of which is the stair-case hall, which can be curtained off and be entirely private. On the left of the vestibule is the parlor (14×14), a large beautiful room with an open fireplace. On the right will be found the sitting-room or library (14×16), bright and cheery, with an open fireplace between the windows, a novel arrangement. Back of this is the dining-room (12×17), a fine room, with open fireplace and large

china closet, a cheerful room, in which even a dyspeptic should enjoy his dinner. The kitchen is entered from the dining-room and from the back of the hall, is 12×16 , and has a large pantry. It opens on a side porch.

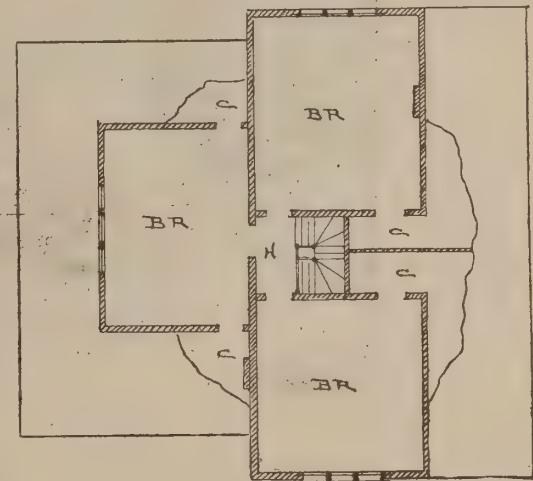


FIRST FLOOR.

SECOND STORY.

On this floor are three fine bed-chambers (14×14 , 14×16 , 12×16), each with large closets and well lighted.

MATERIALS.—Foundation, stone or brick in the basement walls; basement under main walls only. Frame construction; First Story sheathed, paneled and clapboarded; Second Story shingled; roof shingled. Storage-room under roof.

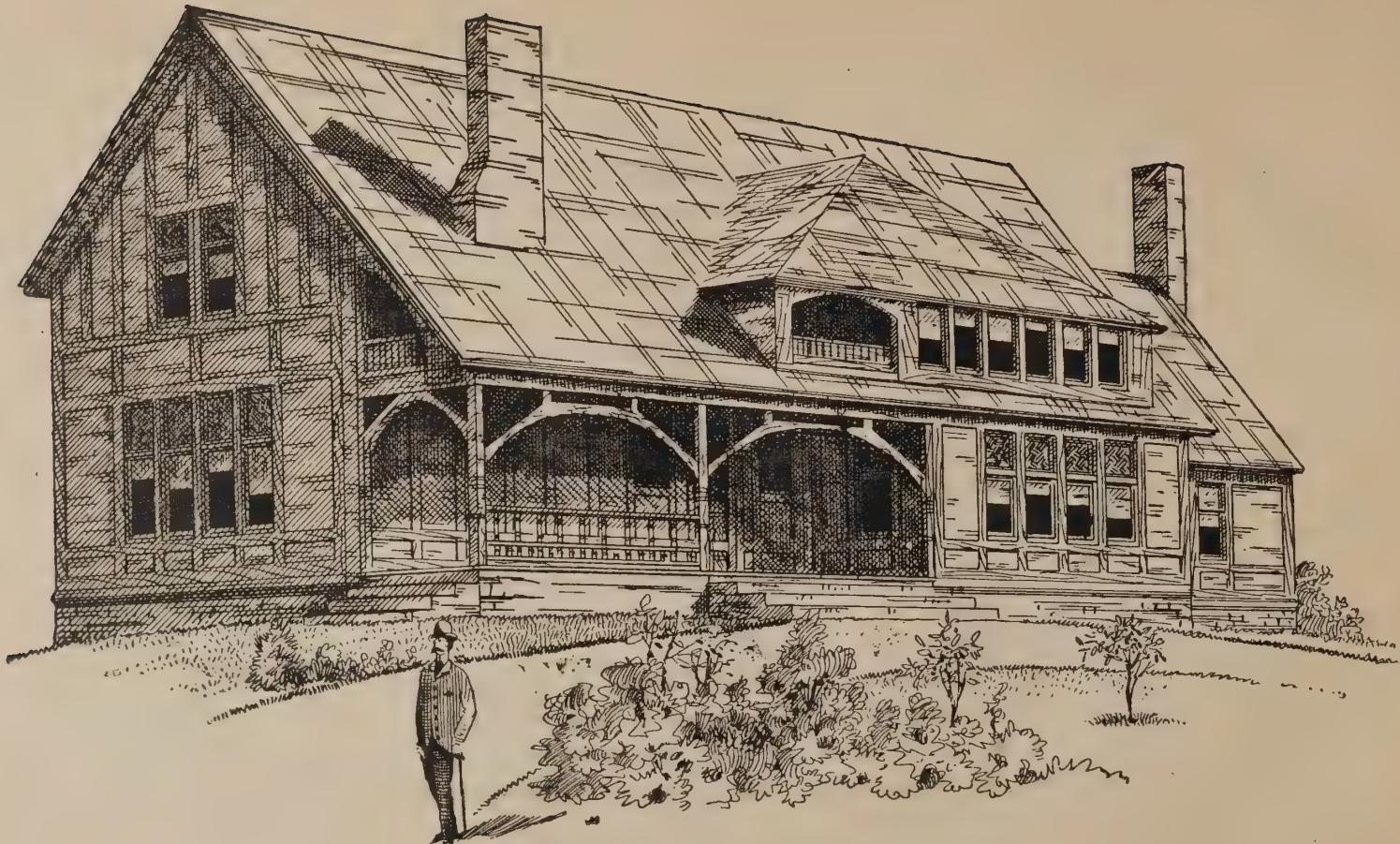


SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$30.00.

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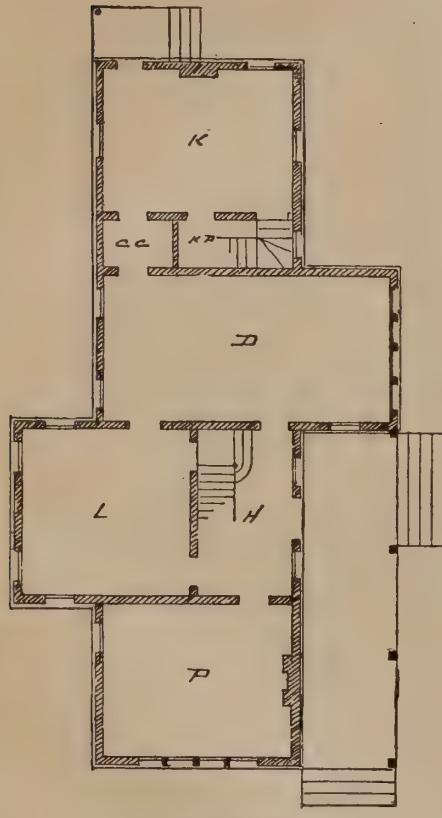


PERSPECTIVE VIEW OF DESIGN NO. 25. ESTIMATED COST, \$2350.00.

THIS illustration shows a charming design complete in every arrangement for comfort and beauty. The long porch, the balconies on the second floor, and the wide windows all go to make a most picturesque exterior, while the interior has been planned with the greatest care for convenience and comfort. This design would be a delightful one for a seaside residence.

FIRST STORY.

The long porch opens into a large hall, on the left of which we enter the parlor, a large, pleasant room 13×16 , with wide window and open fireplace. At the back of the hall is the library (14×14), well lighted and comfortable. The dining-room on the right of the hall is a spacious apartment 12×24 , with wide window at one end and two ordinary windows at the other. It has a large china closet which leads to the kitchen (12×16), a fine room with three windows, and opening on a rear porch; it has a good pantry. It will be noticed that there is a rear stair-way.



FIRST FLOOR.

SECOND STORY.

At the head of the stair-case there are three bed-chambers, one 12×12 with the wide window space shown in the illustration. Another is 12×12 , and the third 14×14 . At the right end of the hall-way there is a room 13×12 . All have large closets. At the extreme end of the house is another room 12×16 . There is a bath and toilet room, and a covered balcony across the front of the house.

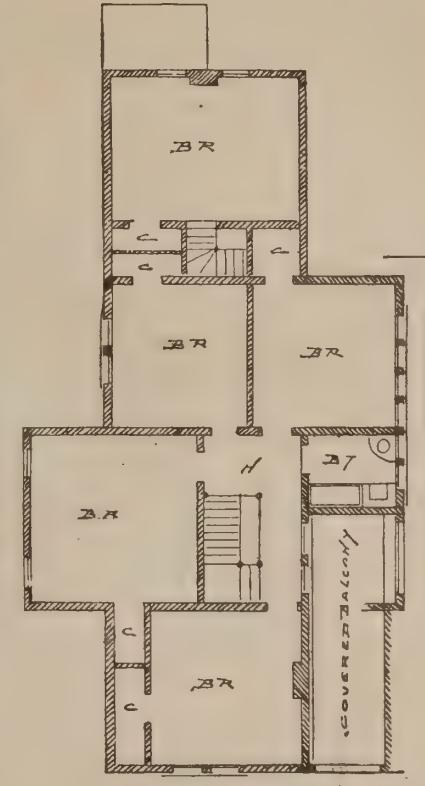
MATERIALS.—Foundation, stone or brick; small basement only. Frame construction; First Story sheathed, paneled, and clapboarded, as shown. Roof shingled.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$32.00.

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SECOND FLOOR.



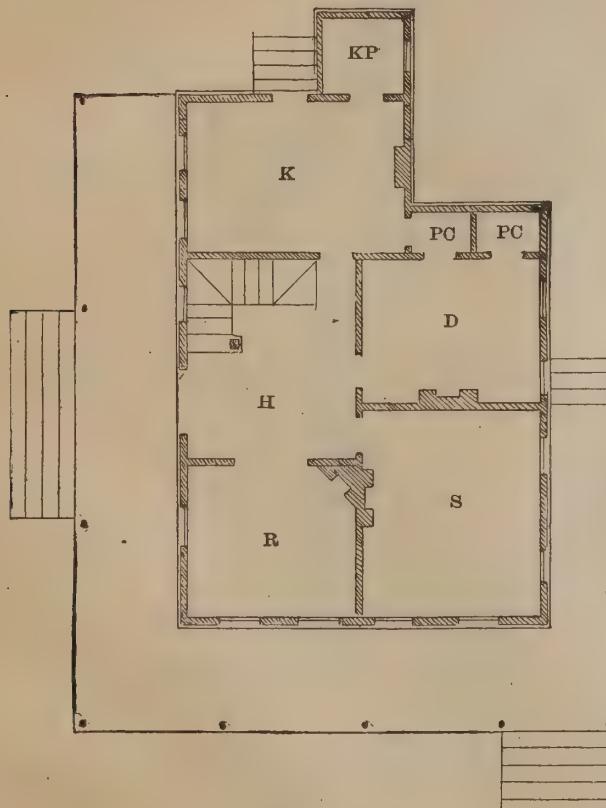
PERSPECTIVE VIEW OF DESIGN NO. 26. ESTIMATED COST, \$2400.

THIS design is one which strikes all who see it as combining beauty and comfort in an unusual degree. When we consider the low cost at which it can be built (by the use of our plans and specifications), we feel that we may say that it is unexcelled in its way. The graceful porches, the shape of the bow-window at the end, and the effect produced by the projection of the second story in front, make a combination restful to the eye. The hall of this beautiful residence is as large as a room in itself, allowing of its being so used, and adding much to the beauty of the arrangement.

FIRST STORY.

From the hall, mentioned above, you enter on the right the parlor (13×14), which has three windows and a fireplace, the latter set across one corner of the room, a style of architecture which admits of a great improvement in the furnishing of the room. One of these corner fireplaces, built over with shelves for bric-a-brac, is a "thing of beauty." Opposite the hall entrance is the door to the library or sitting-room (15×17), with open fireplace and four windows, a spacious, well-lighted room. The dining-room (12×15), entered in the

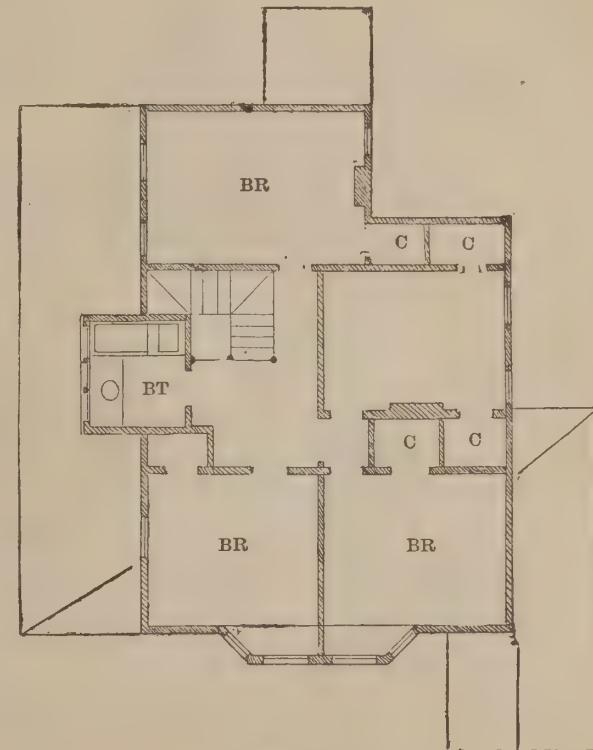
same way, is comfortable and pleasant, and also has the cheery, open fireplace. The kitchen (14×18), is a well-lighted pleasant room with large pantry. There is also a preserve closet and a china closet.



FIRST FLOOR.

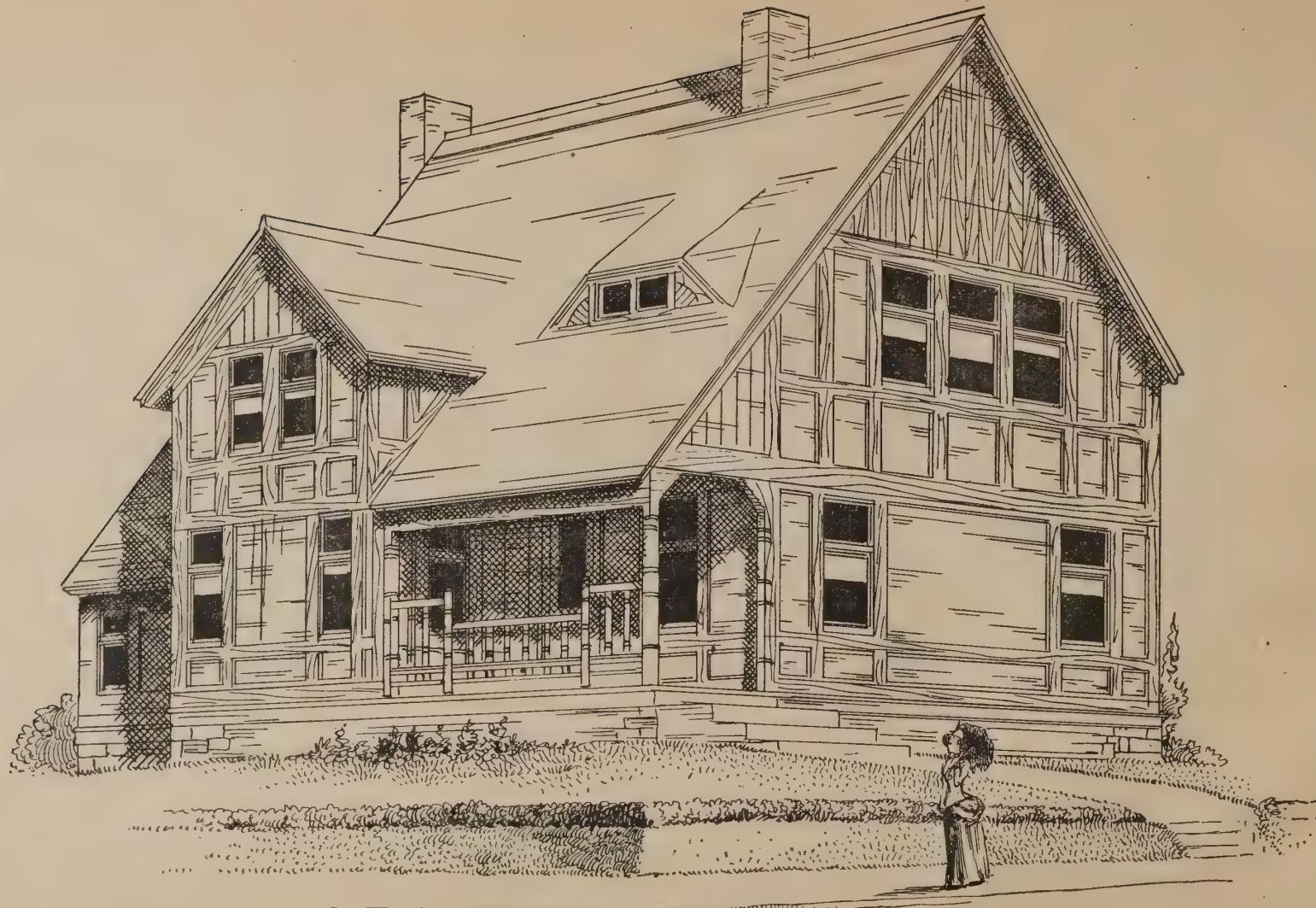
Special note should be taken of the wide, comfortable porch around two sides and part of the third side of the house, adding much to its general appearance. This house has given universal satisfaction wherever built.

Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.



SECOND FLOOR.

MATERIALS.—Foundation, stone or brick piers; First Story sheathed and clapboarded; Second Story shingled; roof shingled. Frame construction.

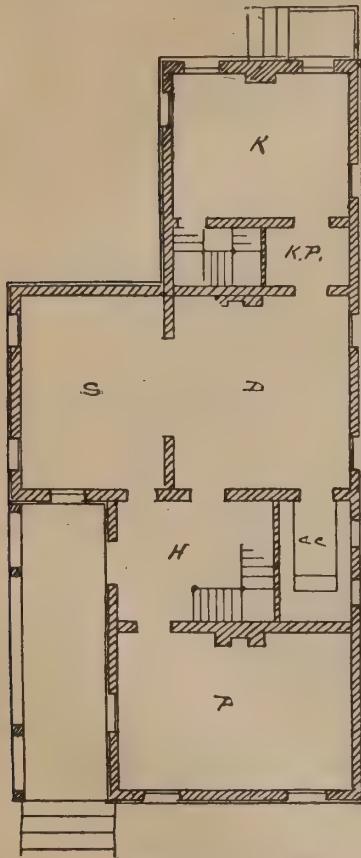


PERSPECTIVE VIEW OF DESIGN NO. 27. ESTIMATED COST, \$2500.00.

THIS simple, tasteful, and economical design will recommend itself to most of our readers. Is convenient, compact, and pleasing in its architectural effect.

FIRST STORY.

The hall is entered from a low porch running across the front of the house, and is in the square, Queen Anne style, with the parlor, sitting-room or library, and dining-room opening into it. The parlor (13 x 19), to the right, is a pretty, well-lighted room with open fireplace. There is a cosy sitting-room or library (12 x 16), and a large, airy dining-room (14 x 16). From the latter there is a spacious china-closet, a necessity in "in every well regulated household," while the entrance from the kitchen (12 x 14) is through the large pantry, thus avoiding, in a great degree, the odors of cooking, etc. In this, as in most of our designs, the kitchen arrangements are such that they never obtrude on the notice of those in the front of the house.



FIRST FLOOR.

SECOND STORY.

Contains four spacious and comfortable bed-rooms (13 x 19, 14 x 16, 12 x 16, 12 x 14), well lighted and airy. Each has an excellent closet. There are private stairs, and a bath and toilet-room.

There is a rough attic for storage.

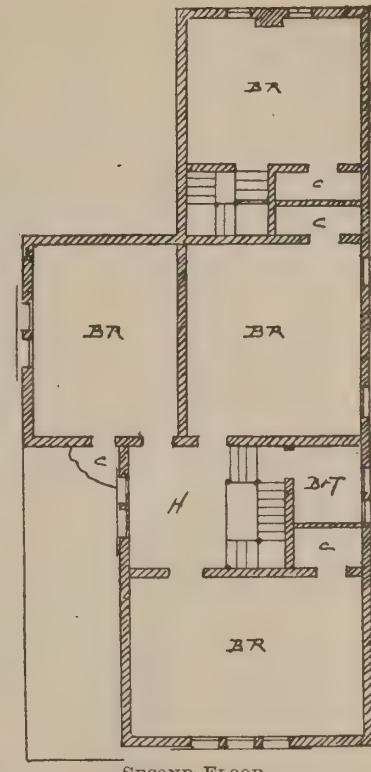
MATERIALS.—Foundation, rough stone; First and Second Stories, sheathed and clapboarded, and paneled as shown; basement and attic in rough only; roof shingled.

Prices of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$27.00.

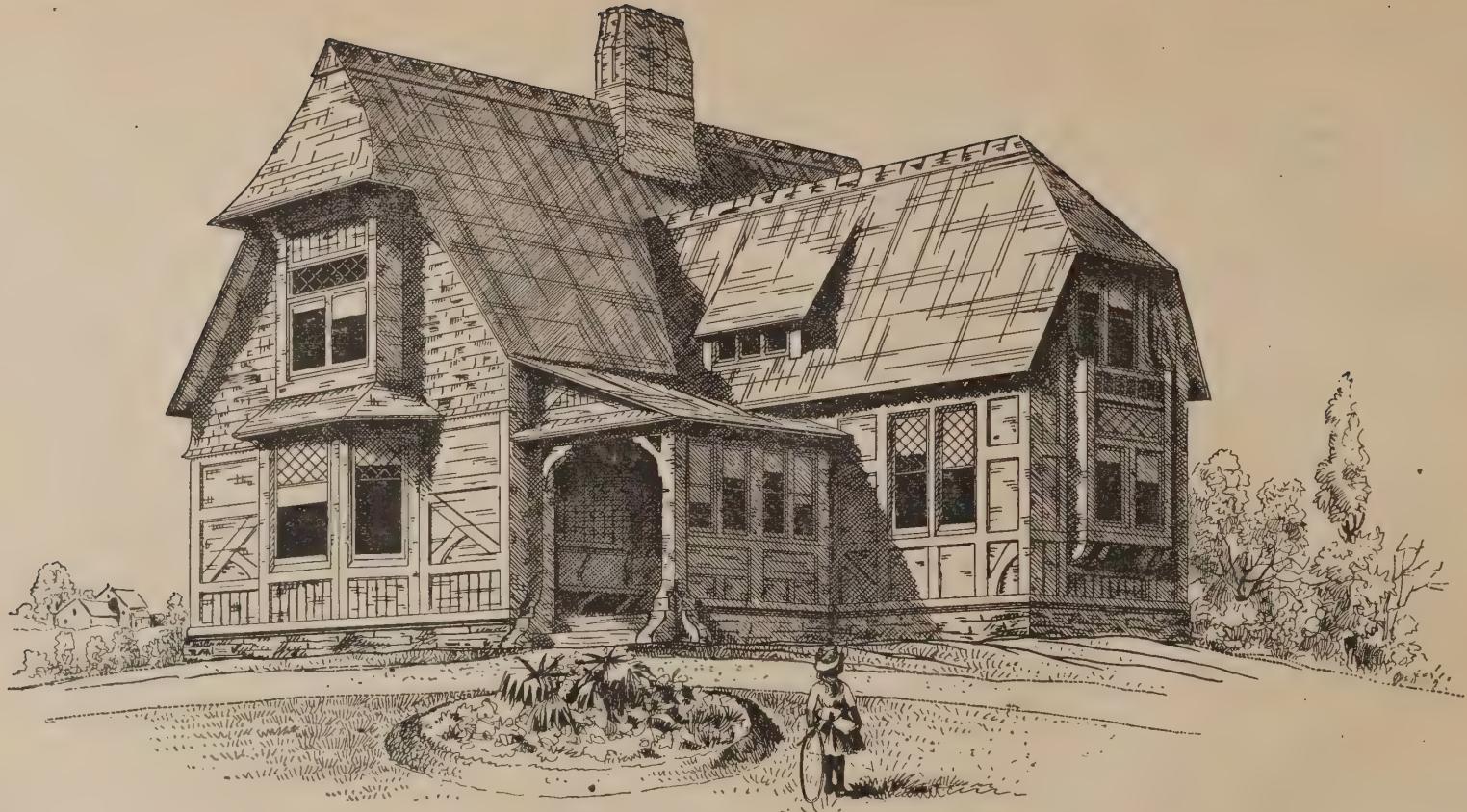
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SECOND FLOOR.



PERSPECTIVE VIEW OF DESIGN NO. 29. ESTIMATED COST, \$2600.00.

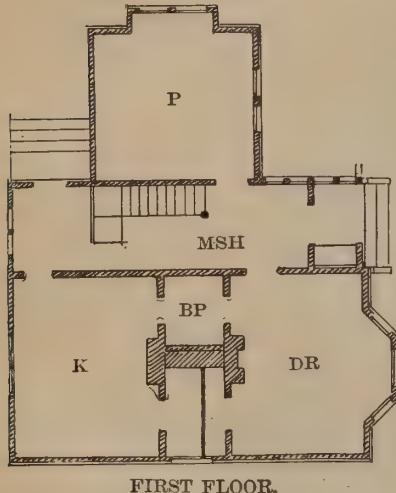
THIS suburban cottage is without doubt one of the most tasteful and ornamental designs ever offered by an architect to the discriminating public. The impression given by this little home when completed is equal to that made by an ordinary house costing \$4000.

FIRST STORY.

You enter the front door through a vestibule porch, coming into a fine large hall. Turning to the right, you enter a cheerful parlor (P) or living-room, 12 x 13 feet, having a cozy bay-window, and lighted from windows on three sides. Opposite the parlor is a delightful dining-room (DR), 11 x 15 feet, also with a bay-window and large closet.

The large kitchen (K), 12 x 15 feet, conveniently adjoins the dining-room, and has two good-sized pantries.

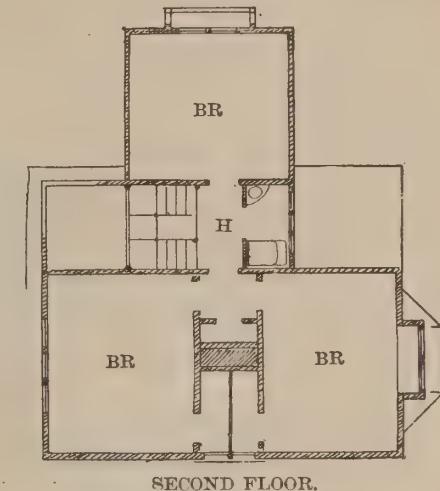
Notice that in the plans given in this book there are no little rooms, 6 x 8, or sizes impossible to live in.



FIRST FLOOR.

SECOND STORY.

Contains three cool, light, airy bed-rooms (BR)—12 x 13, 11 x 15, 12 x 15—a bath and toilet-room, and three large closets.



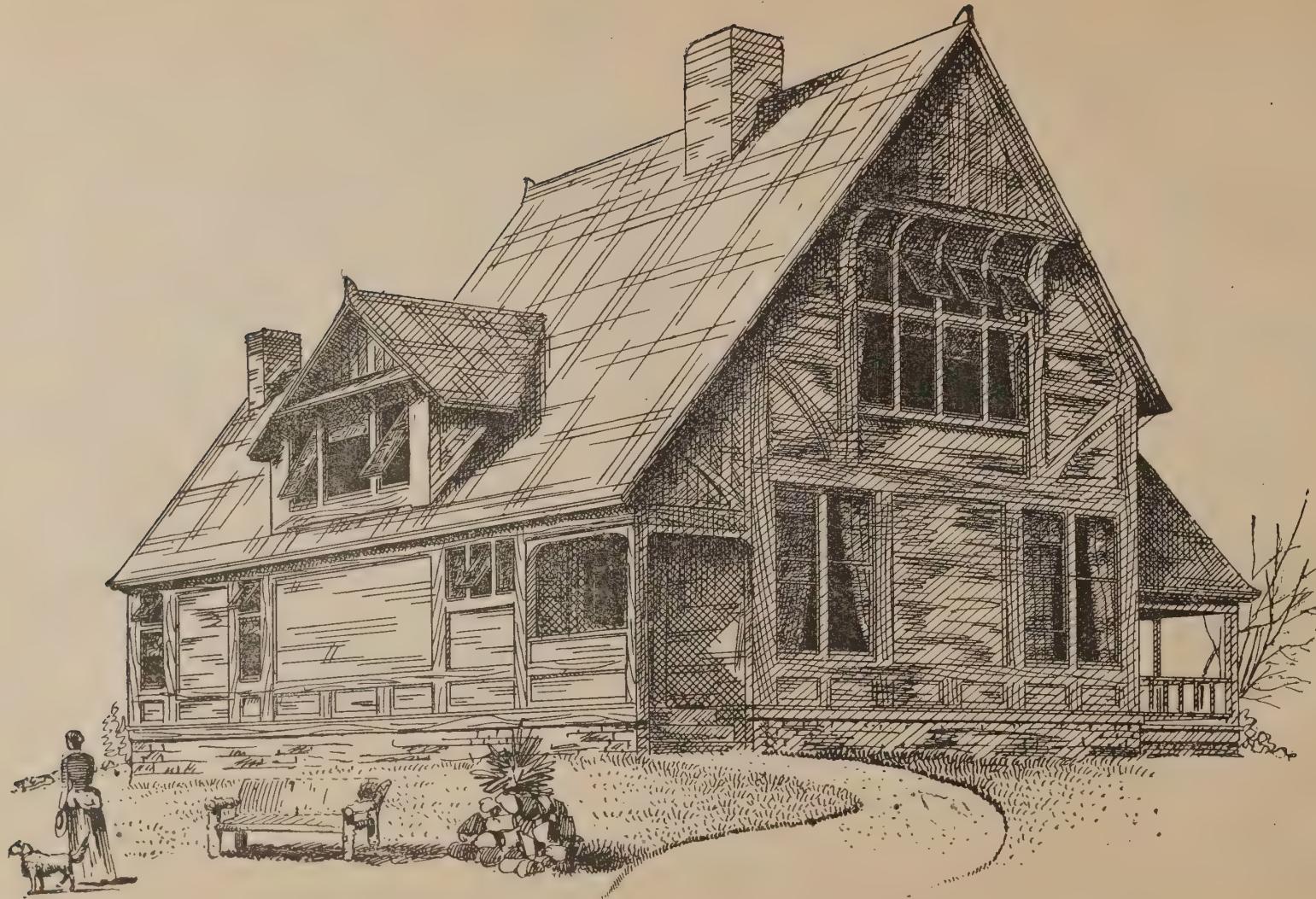
SECOND FLOOR.

FOUNDATION.—Rough stone ashlar work. First story, frame work sheathed and paneled as shown; between panels clapboarded. Entrance stoop sheathed on sheathy with vertical T and G narrow V jointed flooring, and paneled below as shown. Second story shingled. Roof shingled.

Price of Working Plans, Detail Drawings, Specifications, etc. necessary to build this house cheaply and successfully, \$35.00.

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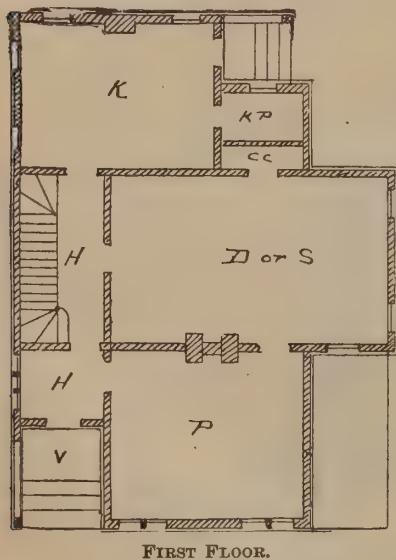


PERSPECTIVE VIEW OF DESIGN NO. 80. ESTIMATED COST, \$2700.

THIS pleasing, yet simple design, when built according to our plans and specifications, will be found to make a very satisfactory house. The special arrangement of the upper windows, a style which is gaining much favor now for out-of-town houses, admits of very complete ventilation.

FIRST STORY.

The entrance to the cosy little square hall is made from an odd square porch. At the right is the parlor (14 x 16), a large, pleasant room, with open fireplace. The dining-room may be entered from this room or from the stair-case hall, which last can be entirely curtained off from the entrance hall, making it private. The dining-room is a handsome apartment 14 x 23, with open fireplace, and large enough to be

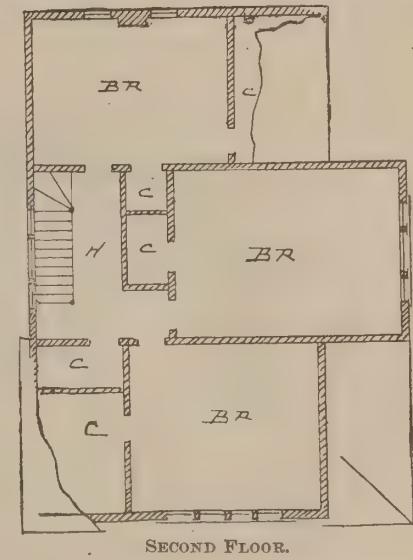


used as a dining and living-room both, if desired. It has a commodious china closet. The kitchen (12 x 16) has a large pantry and opens on a rear porch. A porch extends across the side of the house.

SECOND STORY.

Contains three chambers, one with wide window 14 x 19, a splendid room with large closet. To the right of this is another large room 14 x 16, with fine storage closet attached. At the end, one 12 x 16 with closet. There is also a large hall closet; plenty of room to hang clothes and store trunks, etc.

MATERIALS.—Foundation, in rough stone or brick; basement in rough. First and Second Stories sheathed and clapboarded between panels, as shown. Roof shingled.

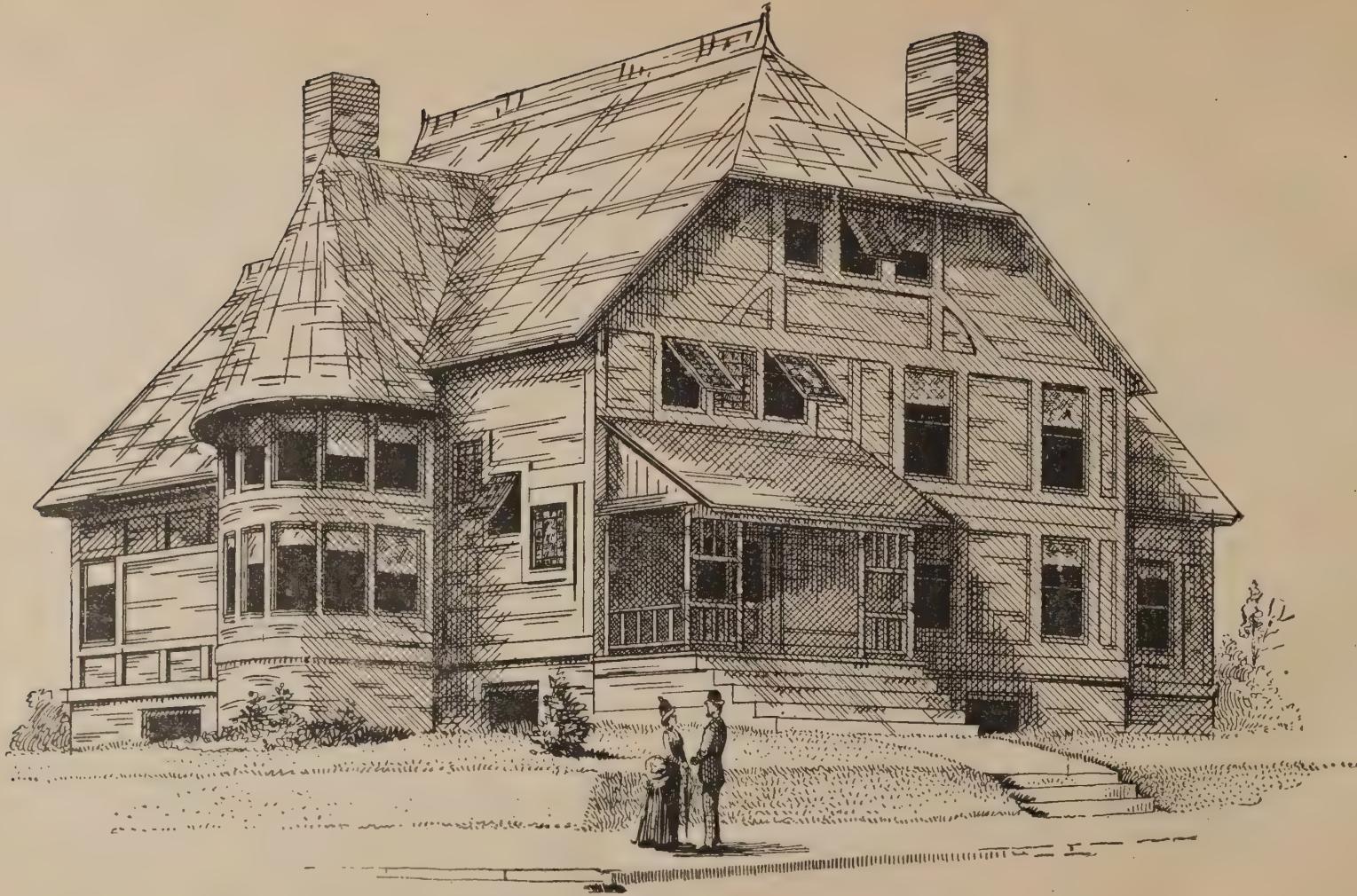


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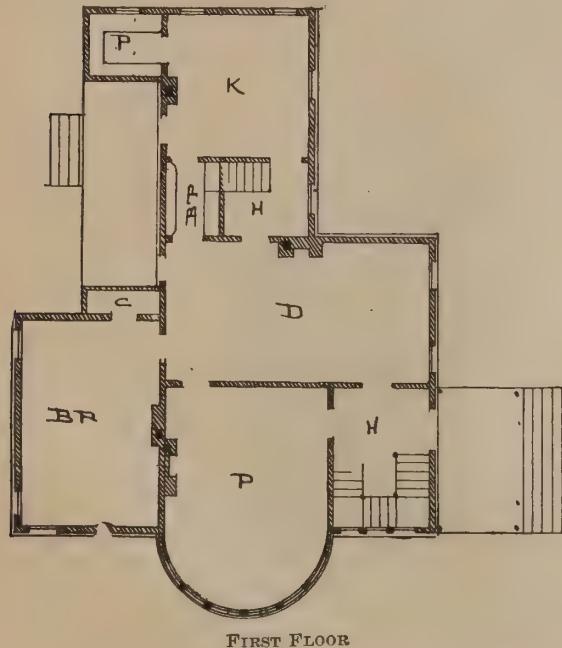


PERSPECTIVE VIEW OF DESIGN NO. 31. ESTIMATED COST, \$2800.

THIS design illustrates a comfortable and commodious mansion, which has at the same time a quaint and old-time effect. The large gabled bow at the side is particularly pleasing, while the whole house is substantial, both in effect and in arrangement, and can be built at the low cost mentioned only by the use of our plans and specifications.

FIRST STORY.

From the porch you enter the hall, a wide, pleasant and well-lighted space, at the back of which is the parlor (18×13), a fine room, with bow and open fireplace. This is just such a quaint and delightful apartment as those in which our great grandmothers sat. At the right of the hall is the spacious dining-room (12×21), with open fireplace and butler's pantry. The kitchen, which communicates with it by a private hall, is 12×12 , and has a large pantry. The door opens on a long porch. Back of the parlor is a room which can be used as a sitting-room, library, or bed-room (11×17) with large closet. There is a rear stair-case.

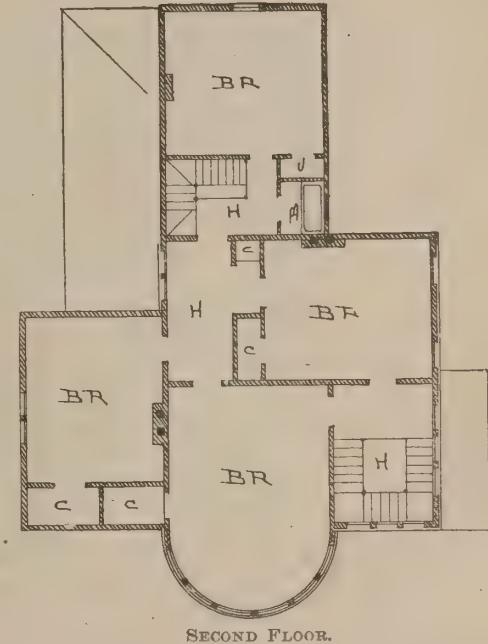


SECOND STORY.

This floor has three halls, one from the main stair-case, at the back of which you enter the bow-chamber (13×18), a fine room, and on the left a chamber 12×14 . Back of this is a hall from which opens a chamber 11×14 . All of these have large closets. At the head of the rear stair-case is the bath room, and another chamber (12×12) with large closet.

MATERIALS.—Foundation, stone or brick. First and Second Stories and gables are sheathed and clapboarded between panels. Frame construction. Roof shingled.

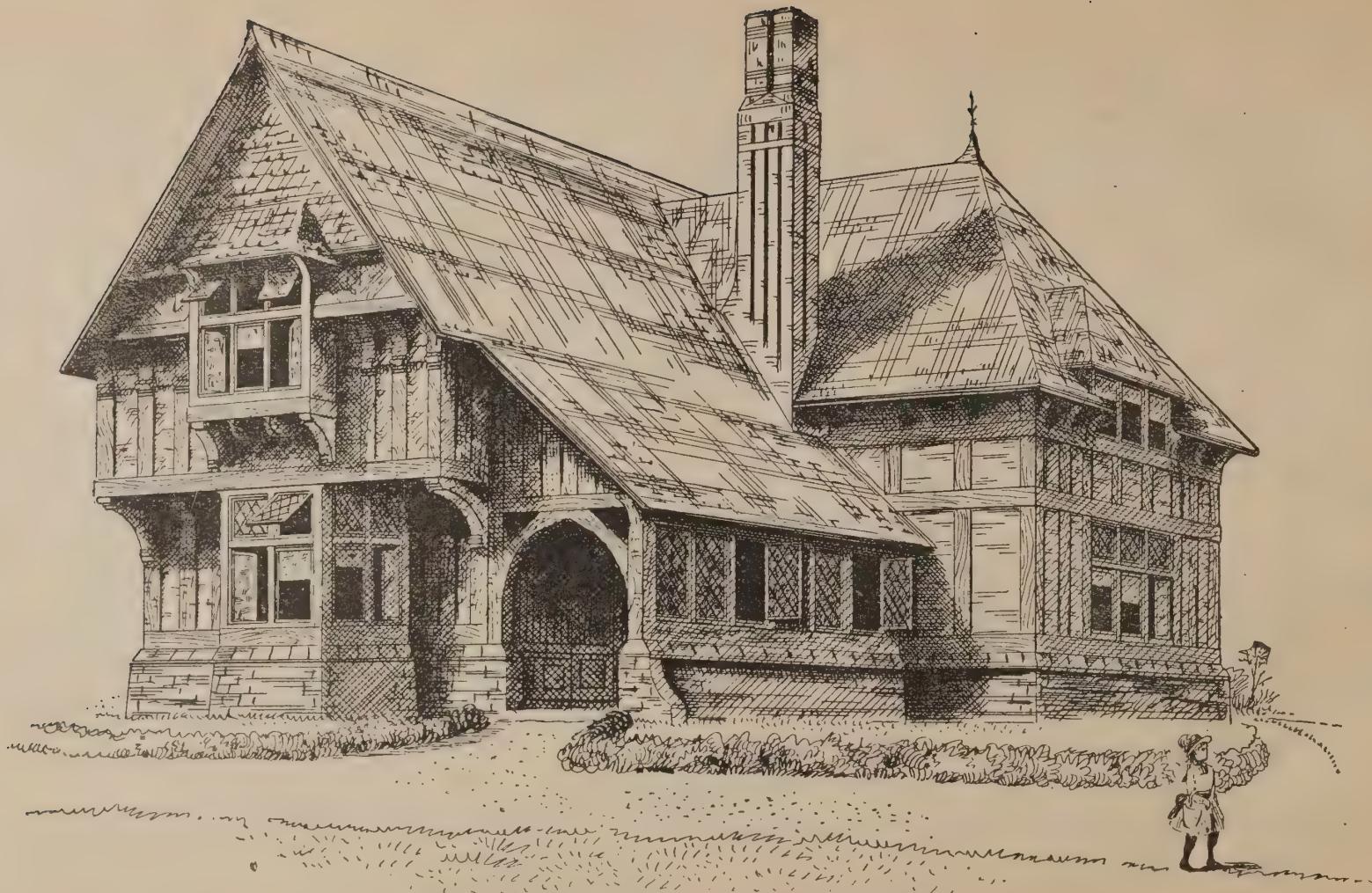
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$37.00.



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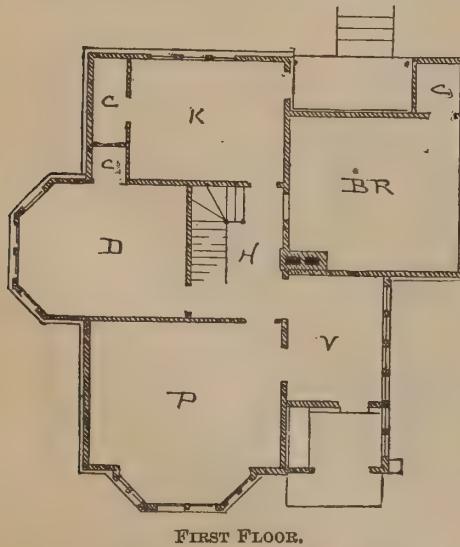


PERSPECTIVE VIEW OF DESIGN NO. 32. ESTIMATED COST, \$3000.

THIS design illustrates a beautiful exterior with tasteful and well-arranged interior. Seldom are such designs as these presented in a collection of plans, but we have made a point not to have designs which were comfortable alone, but in every case to unite with this comfort as large an amount of beauty as could be compassed with the small cost for which we state the house can be built; and as our readers will see, we have succeeded in procuring in every instance, beautiful architectural effects.

FIRST STORY.

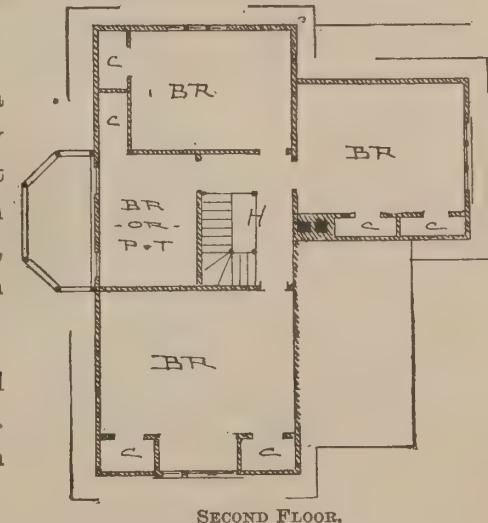
The entrance from the Gothic porch leads into a vestibule, a fine, square apartment, well lighted and capable of tasteful furnishing. To the right of this we enter the parlor (15×15), a square room with bay; a beautiful apartment. To the left of the vestibule farther back, is the stair-case hall, which can be curtained off if desired, and from this we enter the dining-room (11×13), another bay-windowed room, with large closet. To the right of this hall is another room (12×13), which can be used as a library, sitting, or bed-room. It has a fine closet, and looks out upon a side porch. The kitchen (10×12) is a well-lighted room with large closet.



SECOND STORY.

Has hall in the centre, from which opens on the right a large chamber 12×12 , with two closets and the quaint window shown in the illustration; a beautiful room. To the front is a room 12×13 , and to the left one 10×12 , each with ample closet. Back of the stairs is a smaller bed-room, which has a balcony, and which, at an additional cost, can be used for bath room.

MATERIALS.—Foundation in rubble stone; First and Second Stories sheathed and clapboarded between panels. Gables shingled. Roof shingled. Basement under main walls.



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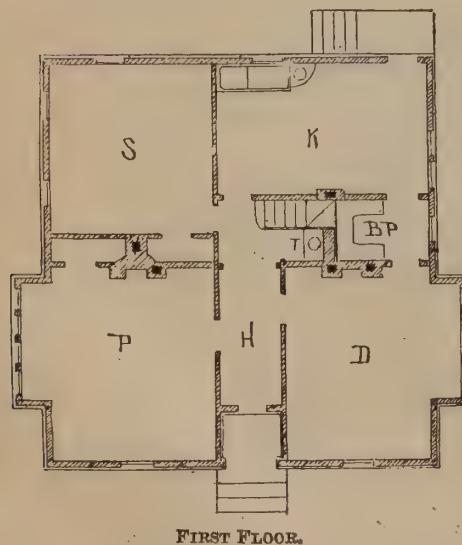


PERSPECTIVE VIEW OF DESIGN NO. 33. ESTIMATED COST, \$3150.00.

THIS neat and substantial house is well arranged and commodious, with modern conveniences. It is a house of many, if not of "seven" gables, and we are sure will commend itself to the taste of those of our readers who like a bright, showy house.

FIRST STORY.

The entrance opens into a wide hall which runs through the front part of the house; the stair-case is at the end, and can be curtained off. To the left of the hall is the spacious parlor (13×16), with open fireplace and wide window at one side. To the right is the dining-room (12×16), also with open fireplace and wide window, and with a butler's pantry opening into it. The sitting-room, back of the parlor, is a pleasant room 12×14 ; while the kitchen (11×17) is a large apartment with sink. There is a toilet room under the stairs, which can be curtained off if desired.



SECOND STORY.

The hall in the centre has five chambers opening on it, one in front 9×12 , one at the right 11×13 , and one at the left 10×13 , each of these having a projecting wide window. Back are two rooms, 10×11 and 11×12 . There is a bath and toilet room. Large closets are the feature of this house.

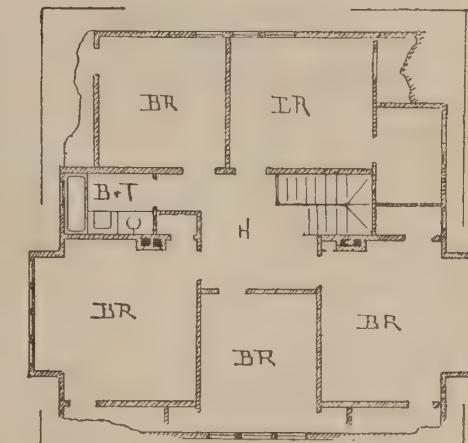
MATERIALS.—Foundation, stone or brick. Frame construction; First and Second Stories clapboarded and shingled as shown. Roof shingled.

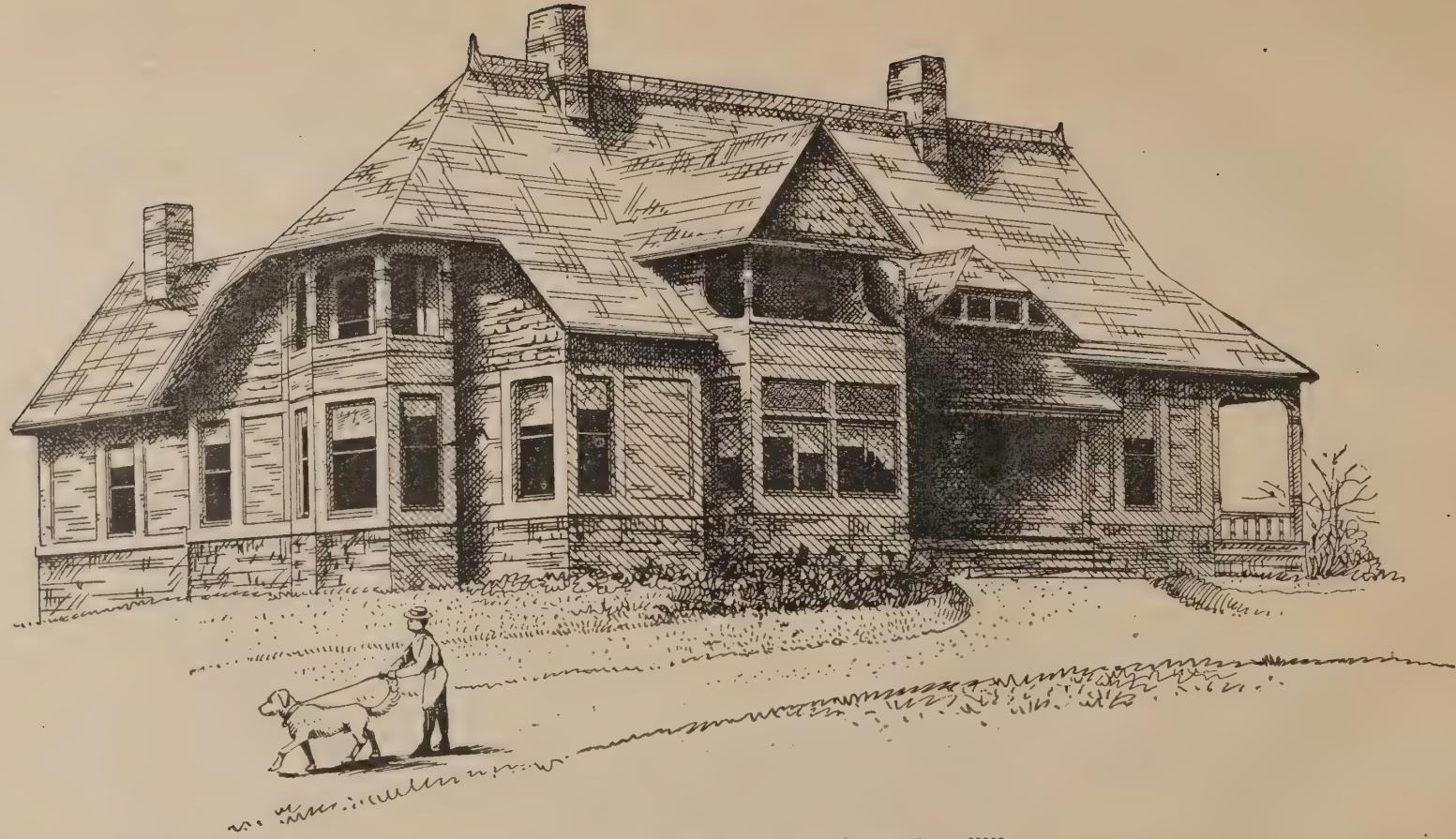
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$35.00.

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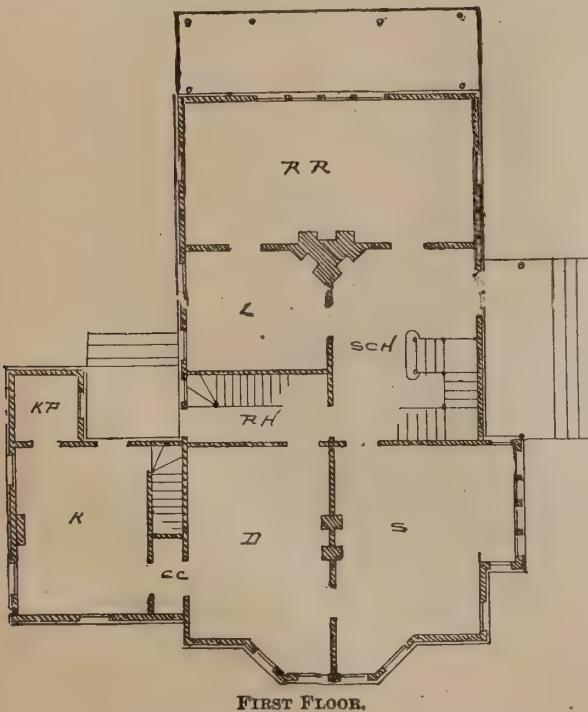


PERSPECTIVE VIEW OF DESIGN NO. 34. ESTIMATED COST, \$3300.

This picturesque, rambling design shows a commodious and delightful home. We are sure it will strike all who see it as being one of the most tasteful of the designs presented, and the interior arrangement is equal to the exterior, having every convenience. Built by our plans it will cost about the sum mentioned, but by any other method it would doubtless be several hundred dollars more, for it is unusually replete with conveniences.

FIRST STORY.

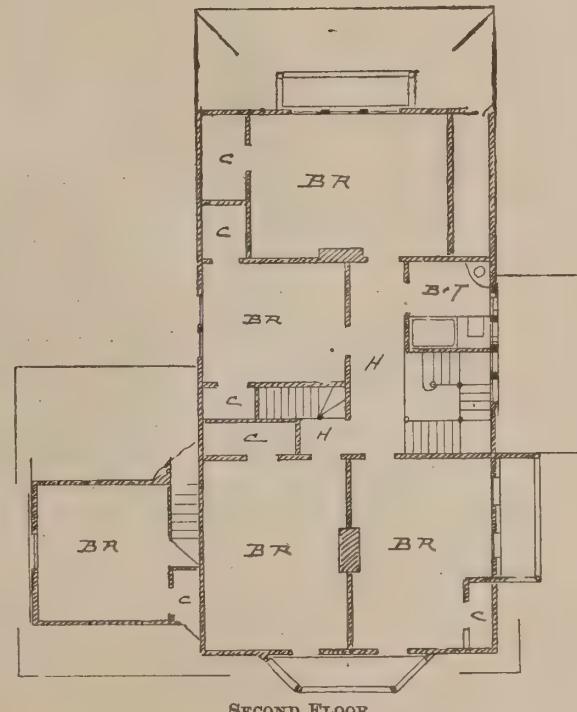
A porch covers the entrance door which leads into a beautiful Queen Anne hall, with open fireplace. This will make a charming room, the fireplace being set across one corner, can be built over. The library (8 x 11) at the end of the hall is a cosy, delightful little room in which to read and write; while the reception-room at the right is a noble apartment 12 x 24, with wide window at the side opening on a porch which runs along that end of the house. Both of these rooms have open fireplaces, as have both the sitting-room and dining-room, which are reached by the stair-case hall. The first of these, a delightful room of odd shape, with wide and bay-window is 11 x 14, while the dining-room is the same size. The latter has a china closet which communicates with the kitchen (11 x 14) with large pantry and rear porch. In addition to the main stair-case, there is a rear and a private stair-case, the latter leading from the kitchen.



SECOND STORY.

Contains two chambers at the right of the hall, the front (11 x 14) having a balcony and bay, the back (11 x 14) having but the bay. In the centre of the hall are the bath and toilet room and a smaller bed-room (11 x 8). To the extreme left is a fine room 12 x 13, with balcony. All have large closets as has the servant's room, reached by the kitchen stair-case.

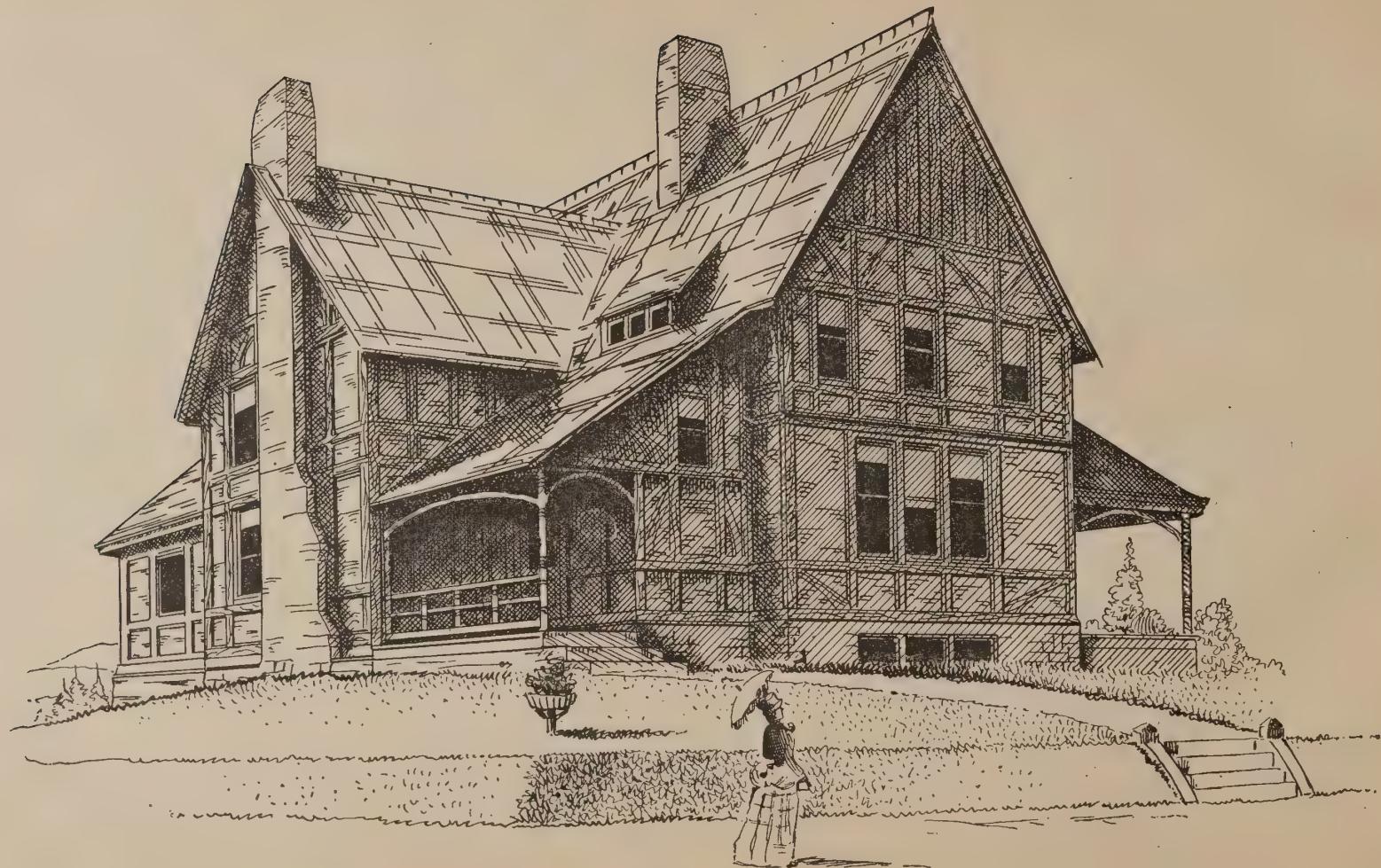
MATERIALS.—Foundation, rough stone or brick. Stone in premises preferred. Basement in rough only; attic in rough only. First and Second Stories clapboarded and shingled as shown. Roof shingled. Frame construction.



Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$38.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 35. ESTIMATED COST, \$3450.

THIS design shows a cheerful and well-arranged house, with large airy rooms and modern conveniences. Built by our specification it will be found to give a large amount of pleasure and comfort for a comparatively small outlay.

FIRST STORY.

The entrance to the hall is gained from the pleasant porch running on the side of the house. The hall is large and well arranged, and admits you on the right to the fine parlor (14 x 16), with an open fireplace and pretty alcove; it has a wide window. To the left is the

dining-room (14 x 16), with good china closet. It communicates with the kitchen by private hallway. The kitchen is a pleasant room 12 x 13, with large pantries and china closet. It opens on a rear porch.

SECOND STORY.

Contains a large hall and three bed-rooms, 14 x 16, 14 x 16, and 12 x 16. It has also a fine hall closet and bath and toilet room. Each room has ample closets.

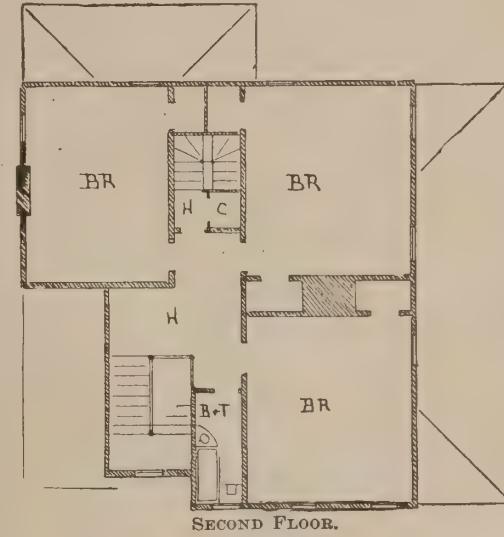
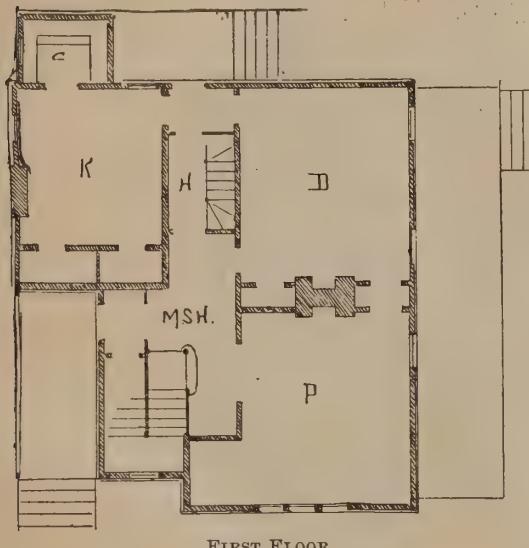
MATERIALS.—Foundation, stone; basement under main walls. First and Second Stories and gables are clapboarded and paneled. Roof shingled.

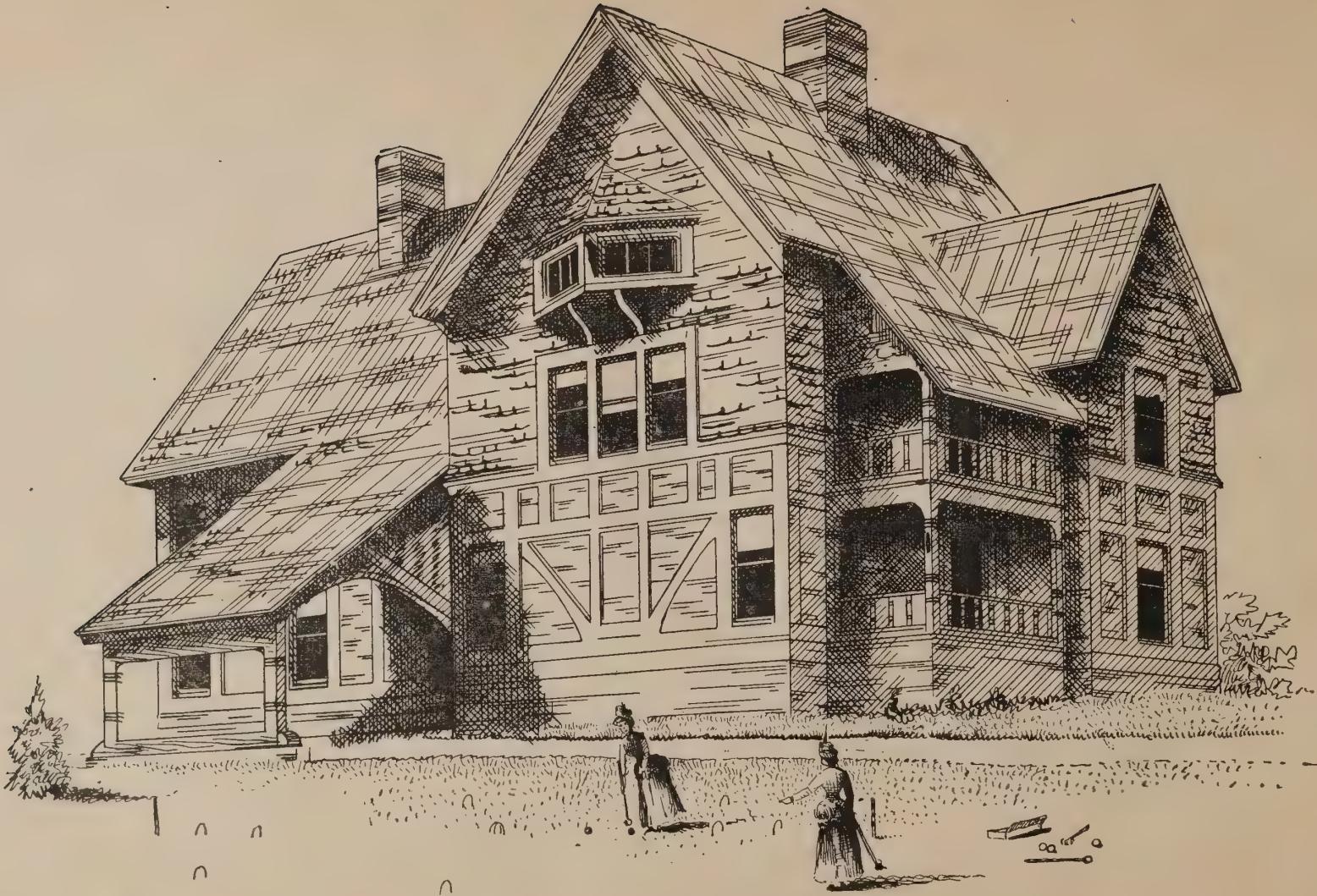
Please remember that every letter received at this office is carefully read, referred at once to the proper department, and given thorough consideration and a prompt answer. We keep a special force of experts exclusively to attend to our large mail.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$45.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.





PERSPECTIVE VIEW OF DESIGN NO. 36. ESTIMATED COST, \$3600.

THIS illustration presents an original and striking design for a nine-room house, with modern conveniences and every arrangement for comfort and convenience. It is only by the use of our designs, however, that it could be built for the price named.

FIRST STORY.

The entrance door is covered with a large porch, extending over the walk and making really a "porte cochère." It opens into the square hall, which is separate from the stair-case hall, the latter being in the centre of the house. The two halls can be separated by a curtain. To the right is the parlor, a large, cheerful room 11×15 , with open fireplace and door to the side porch. Back of this is the library (18×14), also with open fireplace and opening on the porch; a very pretty and comfortable room. On the left is the dining-room (12×16), an airy room with open fireplace and large china closet which also communicates with the kitchen. The kitchen (11×16) is a large, bright room with capacious pantry, and opening on the rear porch.

SECOND STORY.

This has the large central hall, to the front of which is a large, pleasant chamber 11×15 , with open fireplace. To the left is another

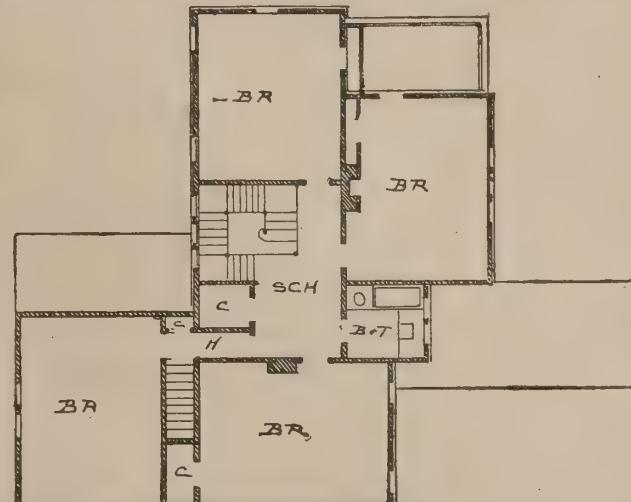
12×14 , and to the right one 12×16 , while back of this is a room 11×16 , communicating with the rear stair-case. In the front of the house is the bath and toilet room. There are closets in each room and a hall closet.

MATERIALS.—Foundation, stone or brick; basement under main walls in rough only. Frame construction; First Story sheathed and clapboarded between panels; Second Story and roof shingled. Attic in the rough only, but good for storage purposes.

Do not fail to write for information.



FIRST FLOOR.



SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$50.00,

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

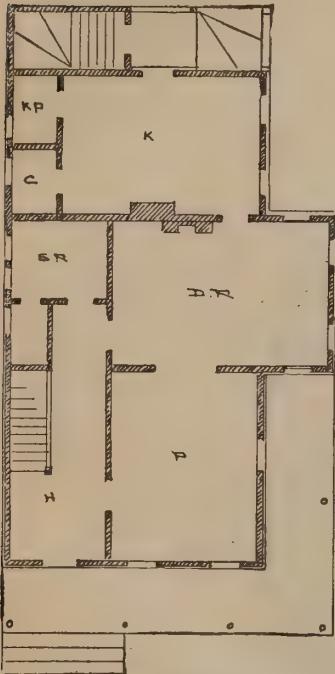


PERSPECTIVE VIEW OF DESIGN NO. 87. ESTIMATED COST, \$3750.

THIS design is in a solid, rather Gothic style, with porches front and back, making a comfortable house, both as to appearance and arrangement. The rooms are large and well lighted.

FIRST STORY.

A square hall is entered from the porch, and opens at the right into the parlor (12 x 16), a large, cheerful room with windows opening on the porch on two sides. This room has a wide door into the dining-room (12 x 18), a well ventilated and cheerful apartment with an open fireplace. The kitchen (11 x 16) is also a fine room with large pantry and china closet, and basement stairs; the door opening on the rear porch. At the end of the hall is a cosy little room which can be used as an office or sitting-room (7 x 8); it has a large closet or store-room attached.



FIRST FLOOR.

SECOND STORY.

Has three large bed-rooms (12 x 13, 12 x 12, and 10 x 12), a smaller one 8 x 10 at the end, and a hall bed-room (8 x 9). It has also a good bath and toilet room. All the rooms have good closets.

MATERIALS.—Foundation, stone or brick piers. First Story frame construction, clapboarded; Second Story the same. Gables vertical, boarded and battened. Roof shingled, $4\frac{1}{2}$ inch to the weather. Basement under main walls.

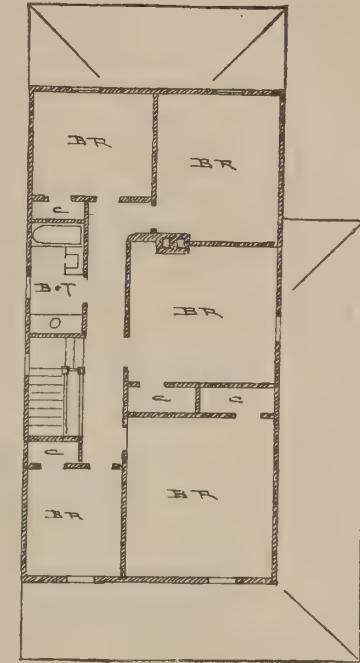
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$50.00.

Note that this house is heated from the basement, and that the first floor is finished in hard woods.

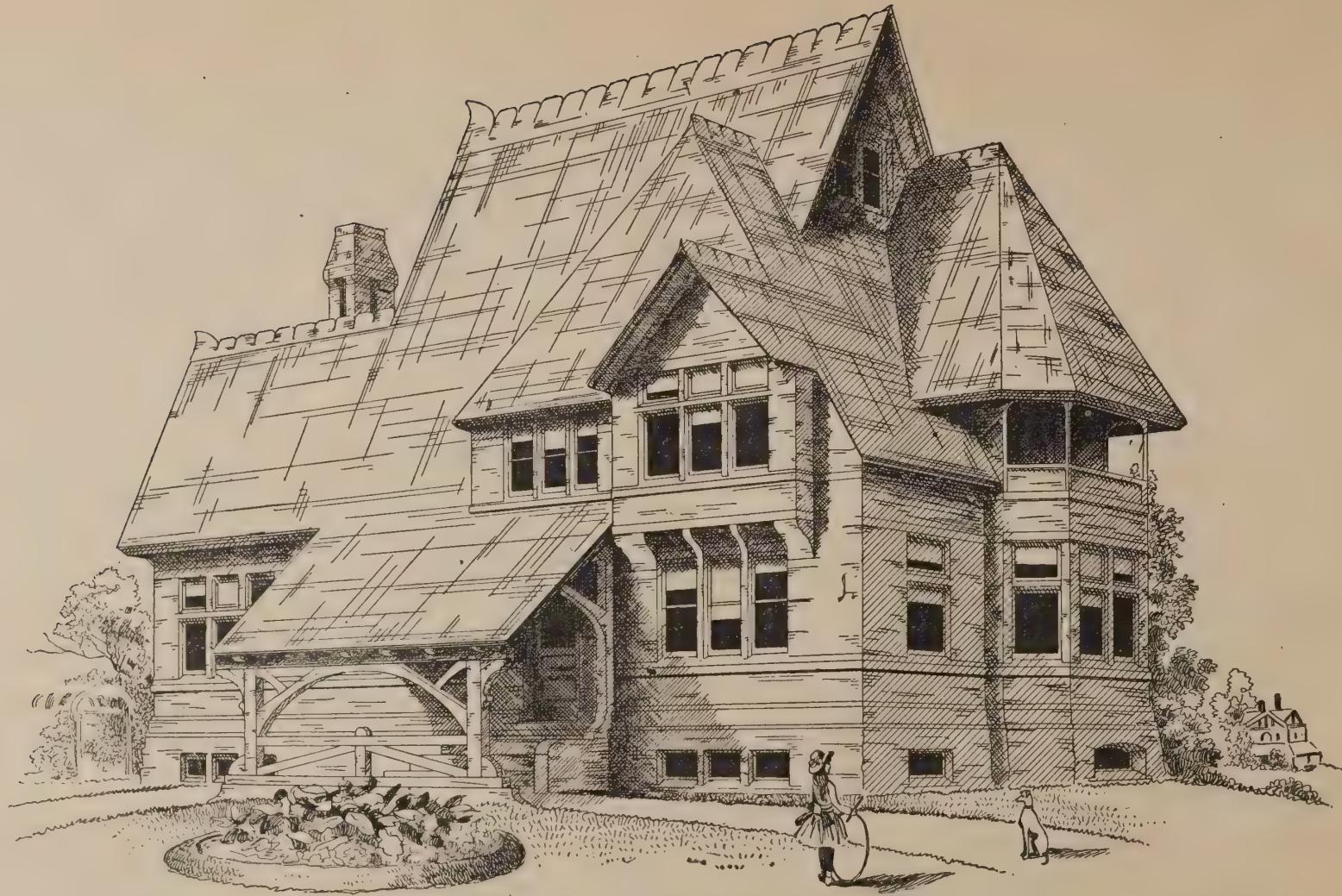
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NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



SECOND FLOOR.



PERSPECTIVE VIEW OF DESIGN NO. 38. ESTIMATED COST, \$3950.

THIS "house with the seven gables" is striking from its picturesque irregularity of outline no less than the comfort and excellent arrangement of the interior. It is a house which gives scope for much taste in furnishing, and the production of many pleasing effects.

FIRST STORY.

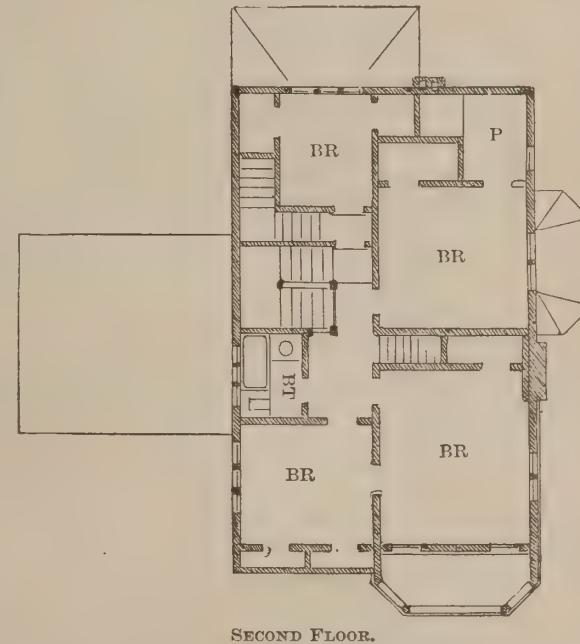
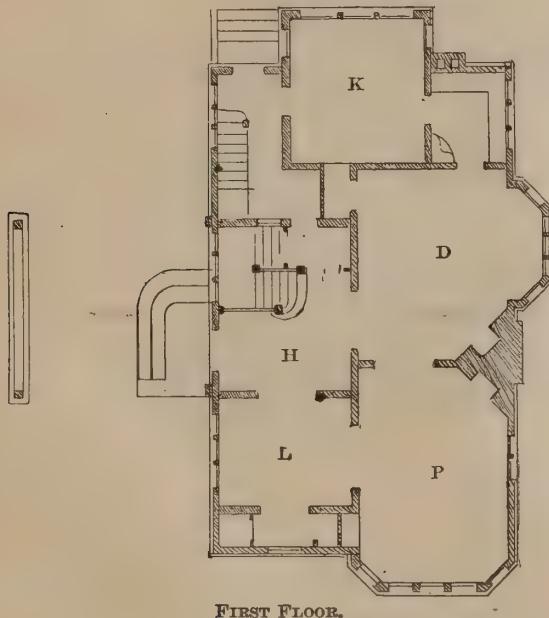
A picturesque and cosy porch admits you into the hall, a large rambling place, the rear of which can be curtained off, making that part of the house entirely private. To the right is the library (9 x 11), with large closets at the end, making the window recess. This opens into the parlor (12 x 17), with wide doors, so that both can be thrown into one. The parlor has a beautiful corner fireplace and a bow-window, making a delightful, bright apartment. The same may be said of the dining-room (13 x 15), which in its turn communicates with the parlor by wide doors, and has bow-window and corner fireplace. Both these doors can be curtained with portières, and the continuous effect will be beautiful if well arranged. The kitchen (11 x 12) communicates with the dining-room by a large butler's pantry, and has a stoop at its rear door. There is a large closet in the dining-room, and there are private stairs. Hard wood finish on this floor. Laundry, coal, and store room in basement. House heated from basement.

SECOND STORY.

At the right of the hall is a large bedroom (12 x 14) with balcony in octagon gable. Next to this is a fine room (11 x 12), with a dressing-room and large closets attached. There is also a room 10 x 11, and one at the head of rear stair-case 8 x 9. There is a bath and toilet room, and stairs to the attic, which, while unfurnished, has room for two large rooms in the gables. The attic is floored over.

MATERIALS.—Stone random ashler. First and Second Story walls in 8 inch brick-work; gables as shown, in timber work. Roof shingled, $4\frac{1}{2}$ inch to the weather. Basement under entire building.

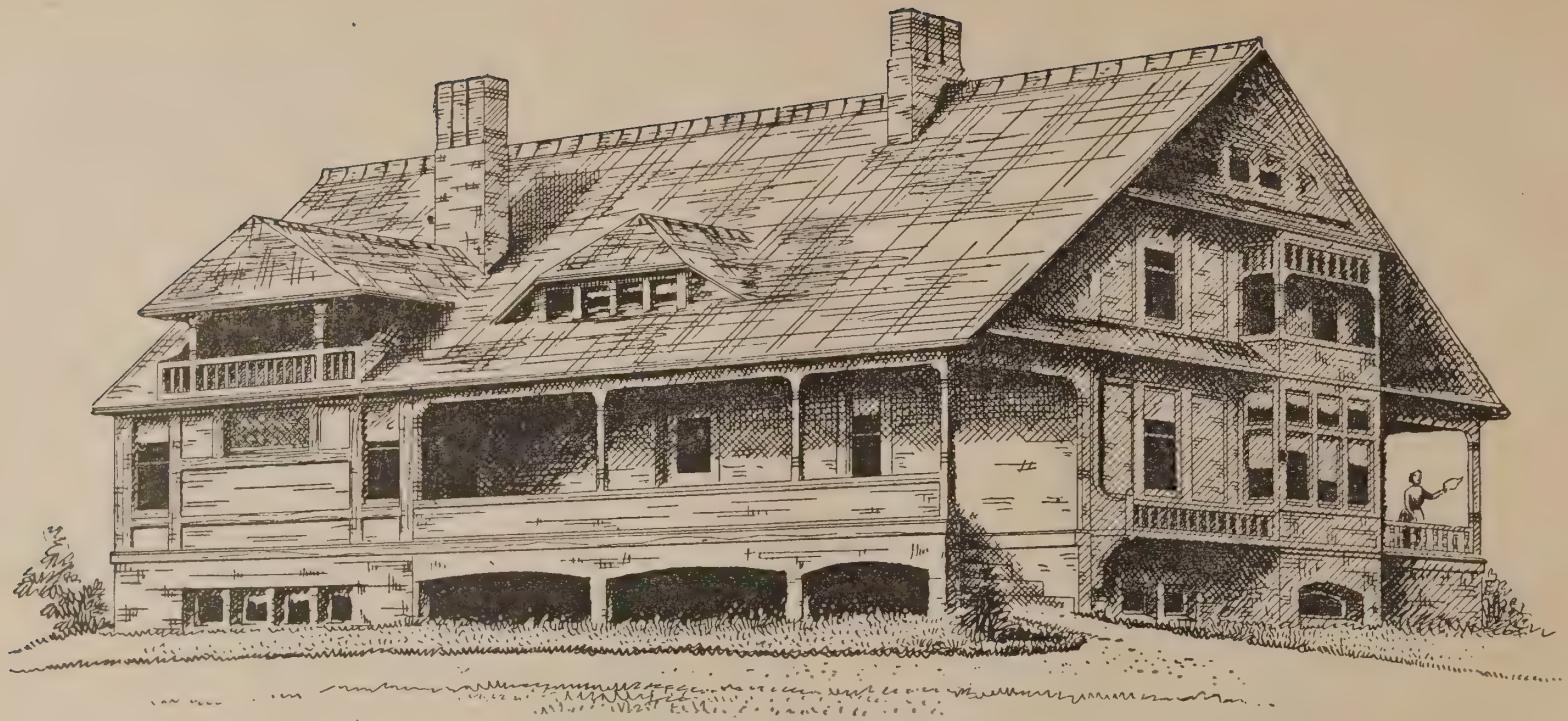
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$50.00.



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NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

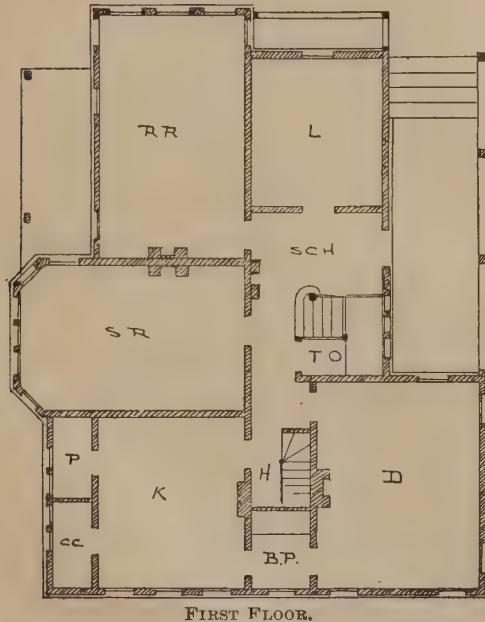


PERSPECTIVE VIEW OF DESIGN NO. 39. ESTIMATED COST, \$4000.

IN THIS picture a very commodious house is to be seen, the arrangements of which were all studied with an eye to economy and beauty. It is pleasant, neat and attractive-looking from the outside, with large porches, cool and inviting both in the day and evening. It would make a very sensible seaside home.

FIRST STORY.

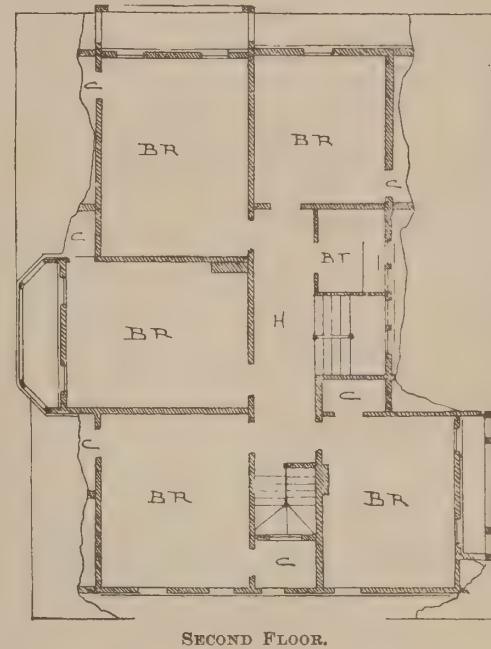
The hall is entered from the porch, and is large and airy; to the right is the library (11 x 11), a pleasant room with balcony at the end. At the end of the hall we enter the reception-room (12 x 19), a very handsome room with open fireplace and porch at the side, wide windows at the end. Next to this is the sitting-room (12 x 18), another beautiful room, with bay-window and open fireplace. The dining-room is at the front of the house, and is 13 x 17, has an open fireplace, and is a fine room, communicating with the kitchen by a butler's pantry. The kitchen is 12 x 24, and has china closet and pantry, both well lighted. There is a private stair-case, and the hall has open fireplace and toilet room.



SECOND STORY.

The hall on the second floor extends across the house; to the right is a bed-chamber (11 x 11). At the back a large room 12 x 15, opening on a covered balcony. Next this a fine room 12 x 14, and at the end another of the same size. In the front at the right is a large room 11 x 14, also with covered balcony. There is a bath and toilet room, and abundance of closets.

MATERIALS.—Foundation, rough stone or brick; basement in rough under main walls. Frame construction, sheathed and clapboarded. Roof shingled. Air space under roof.



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Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$60.00.

Address all orders and correspondence to

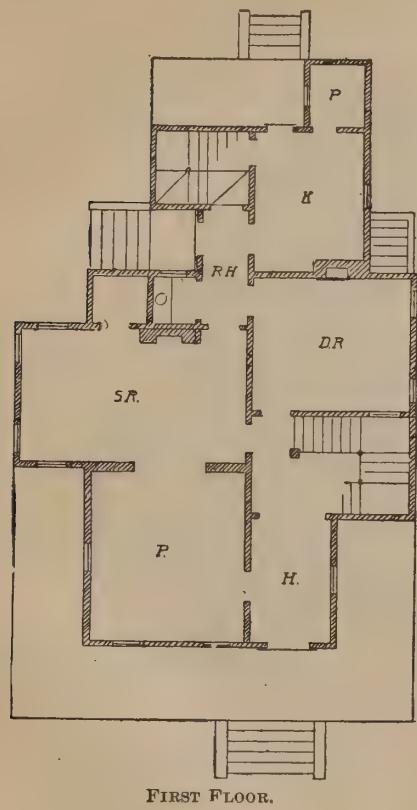
NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 40. ESTIMATED COST, \$4200.

THIS is a very pleasing design, with special adaptations to the seaside. We are sure that it will strike all who see it pleasantly, and it has given universal satisfaction wherever it is built.

FIRST STORY.

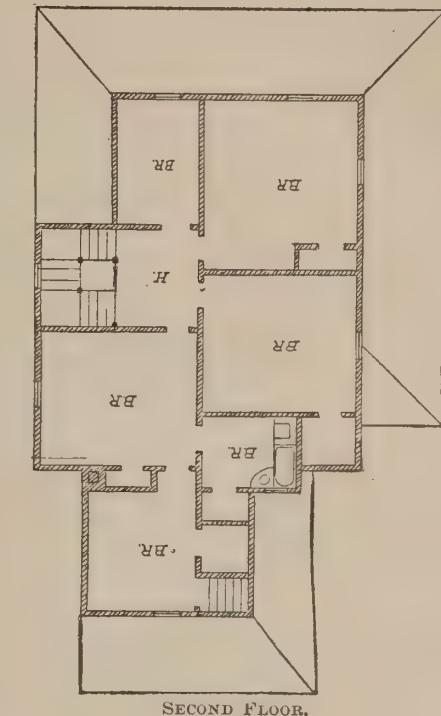


The wide hall by which you enter the house, opens on the left into the parlor (13 x 14), a pleasing room with windows opening on the porch. A wide door leads to the sitting-room (11 x 19), which has a convenient closet and a door leading into the rear hall, in which there is a stationary washstand, where the children can wash their hands. At the back of the hall is the dining-room (11 x 13), and back of this the kitchen (9 x 12), with a large pantry and opening on the rear porch. There is a private stair-case and a side porch.

SECOND STORY.

Has four chambers (11 x 13, 11 x 13, 13 x 14, and 9 x 10), and a hall bed-room (7 x 10). There is a bath and toilet room at the head of the private stair-case.

MATERIALS.—Foundation, stone or brick work. First Story frame, clapboarded; Second Story, gables, and above, belt work, vertical boarding and battened. Roof shingled and ridge cresting and finials. Basement under main walls.

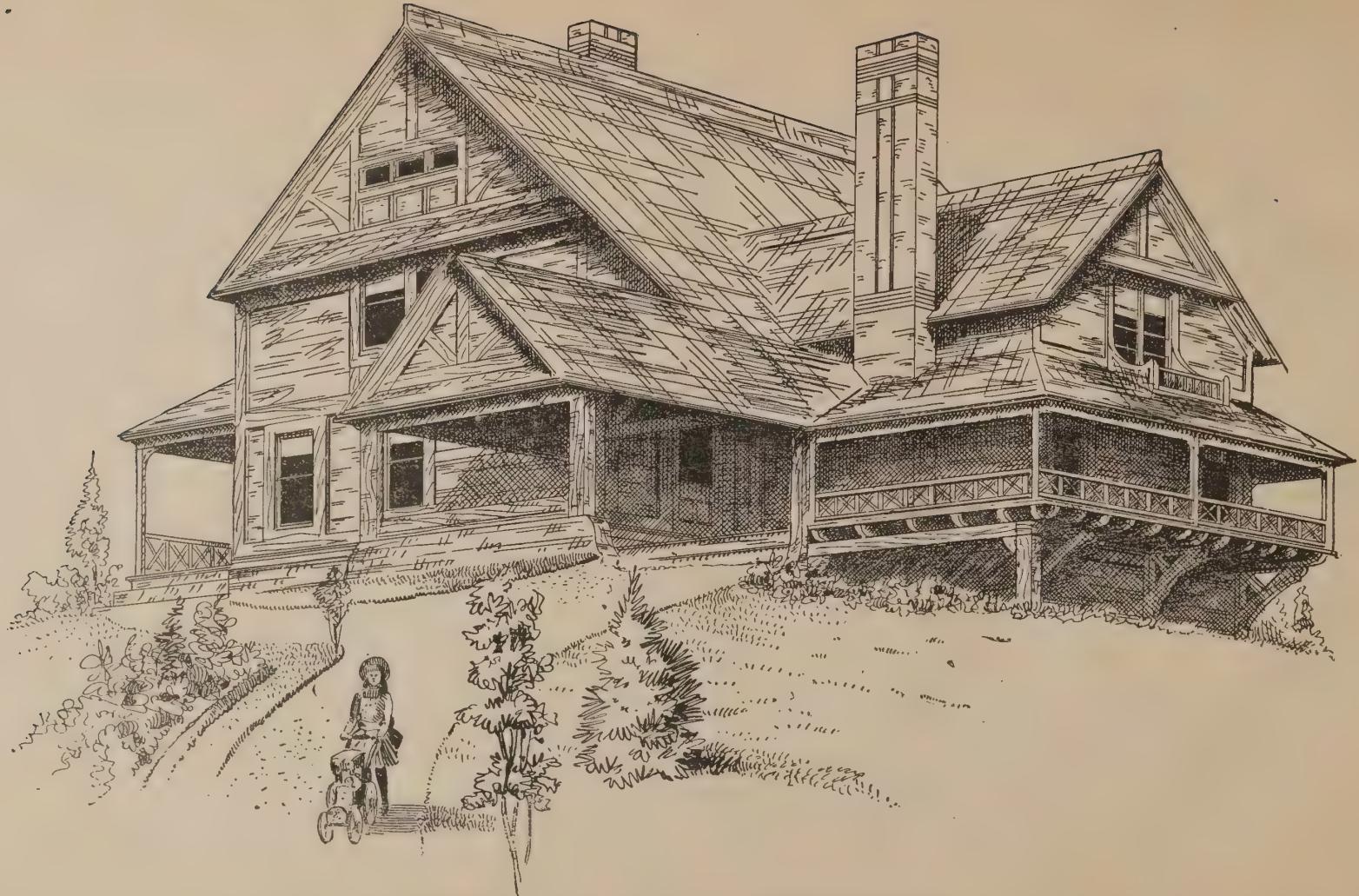


Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$55.00.

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NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 41. ESTIMATED COST, \$4400.

This beautiful design, something in the Swiss style, is specially suitable for a hilly site; perched in such a position it would form a romantic feature in the landscape. It is at the same time arranged very comfortably and conveniently, and would make a delightful mountain home.

FIRST STORY.

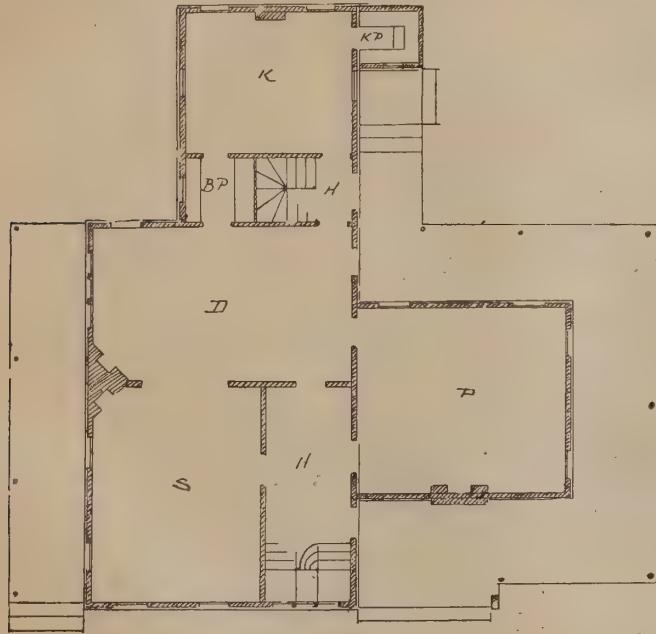
A square, solid porch protects the entrance way, the door of which opens in a large, hospitable hall, on the left of which the main staircase ascends. To the right of the hall is the parlor, a handsome apartment 15 x 17 with an open fireplace for cool evenings, and having a porch surrounding it on all sides, the same porch extending across the L. Suitably arranged, this would make a fine outlook over the valley. To the left of the hall is the sitting-room (14 x 17), also a spacious apartment, and with the cosy fireplace in the corner of the room, a method which is followed also in the dining-room (12 x 21), a really magnificent room. Both of these open on the porch which extends across

that side of the house. A butler's pantry communicates with the kitchen (12 x 15), which has a large pantry and opens on the porch. There is a rear stair-case.

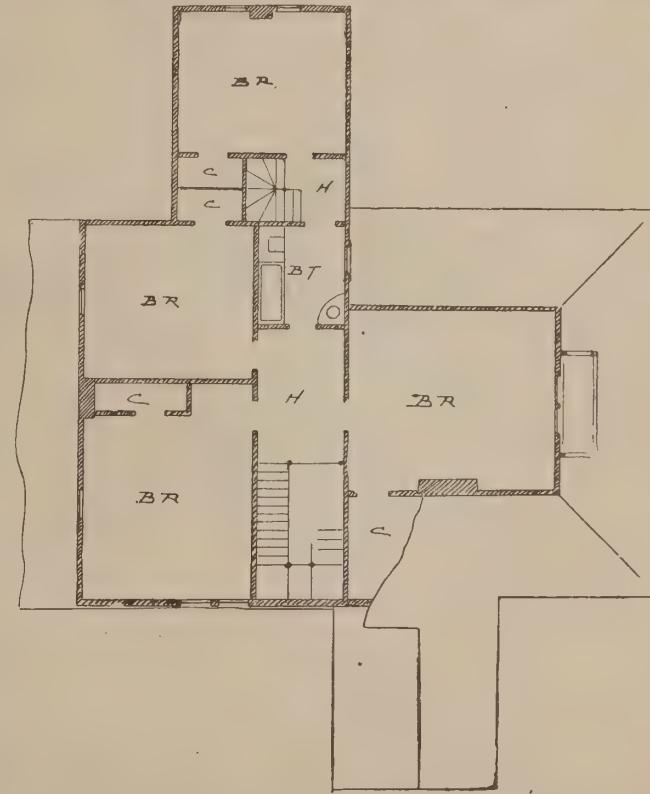
SECOND STORY.

The hall in the centre opens on the left to a fine room 15 x 17, with balcony and a large closet. To the left is a room 14 x 15, and another 12 x 14, each with large closet. Back of the hall is the bath and toilet room, while from the rear stair-case there is another pleasant chamber 12 x 15. Attic in rough only, for storage.

MATERIALS.—Foundation, rough stone or brick; basement in rough only. Frame construction, sheathed and clapboarded and paneled as shown. Roof shingled.



FIRST FLOOR.



SECOND FLOOR.

This will be seen to make a very attractive seaside villa as well as a mountain home. Its porches make it specially suited to either. Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$65.00.

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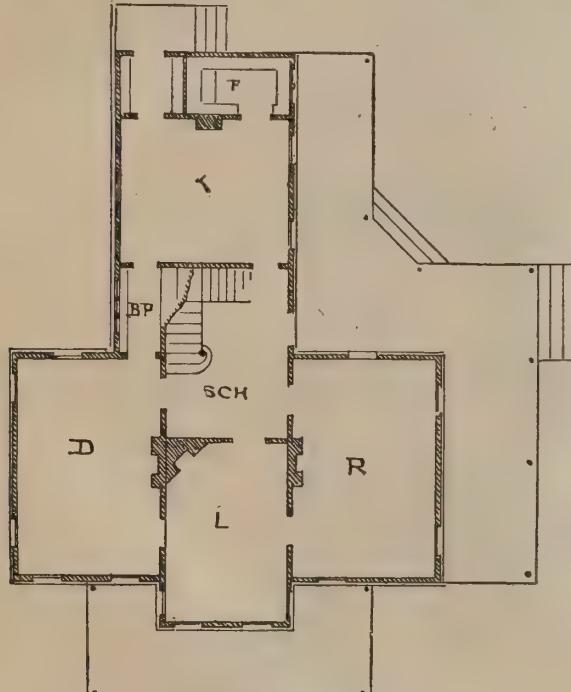
PERSPECTIVE VIEW OF DESIGN NO. 42. ESTIMATED COST, \$4600.

THIS house is one of the most attractive and pleasing of all our designs. It is long, low, and roomy, with spacious porches, and never fails to give entire satisfaction to the builder when our plans and specifications are followed.

FIRST STORY.

The hall is entered from the porch, and is a large, cheerful space with window, and can be furnished for a sitting-room if desired. The first door to the left as you enter brings you to the reception-room (12 x 18), which has four windows opening on the porches, and an open fireplace; a really charming room. The next room, which opens into this, is the library (10 x 15), also with three windows opening on the porch, and with a pretty corner fireplace. Back of this is the large, airy dining-room (12 x 18), with open fireplace and windows on three sides.

It connects with the kitchen by a butler's pantry. The kitchen (12 x 14) is a pleasant room, with fine pantry and a rear stoop.

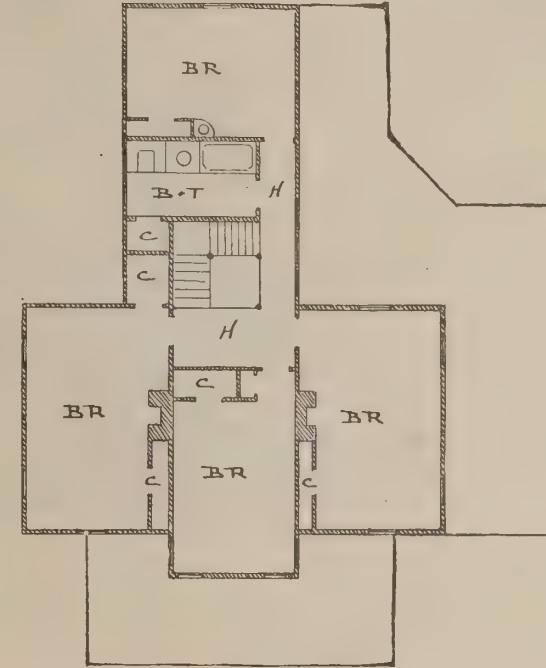


FIRST FLOOR.

SECOND STORY.

Contains three bed-chambers to the right of the hall, two 12 x 18 with open fireplace in each, and one 10 x 14, each with excellent closet. To the left is a bath and toilet room with linen closet, and back of this another chamber 11 x 14, with stationary washstand. Attic in rough.

MATERIALS.—Foundation, stone in the rough; basement in the rough. First Story sheathed, clapboarded, etc. Second Story sheathed and clapboarded between the panels, as shown. Gables shingled or clapboarded. Frame construction.



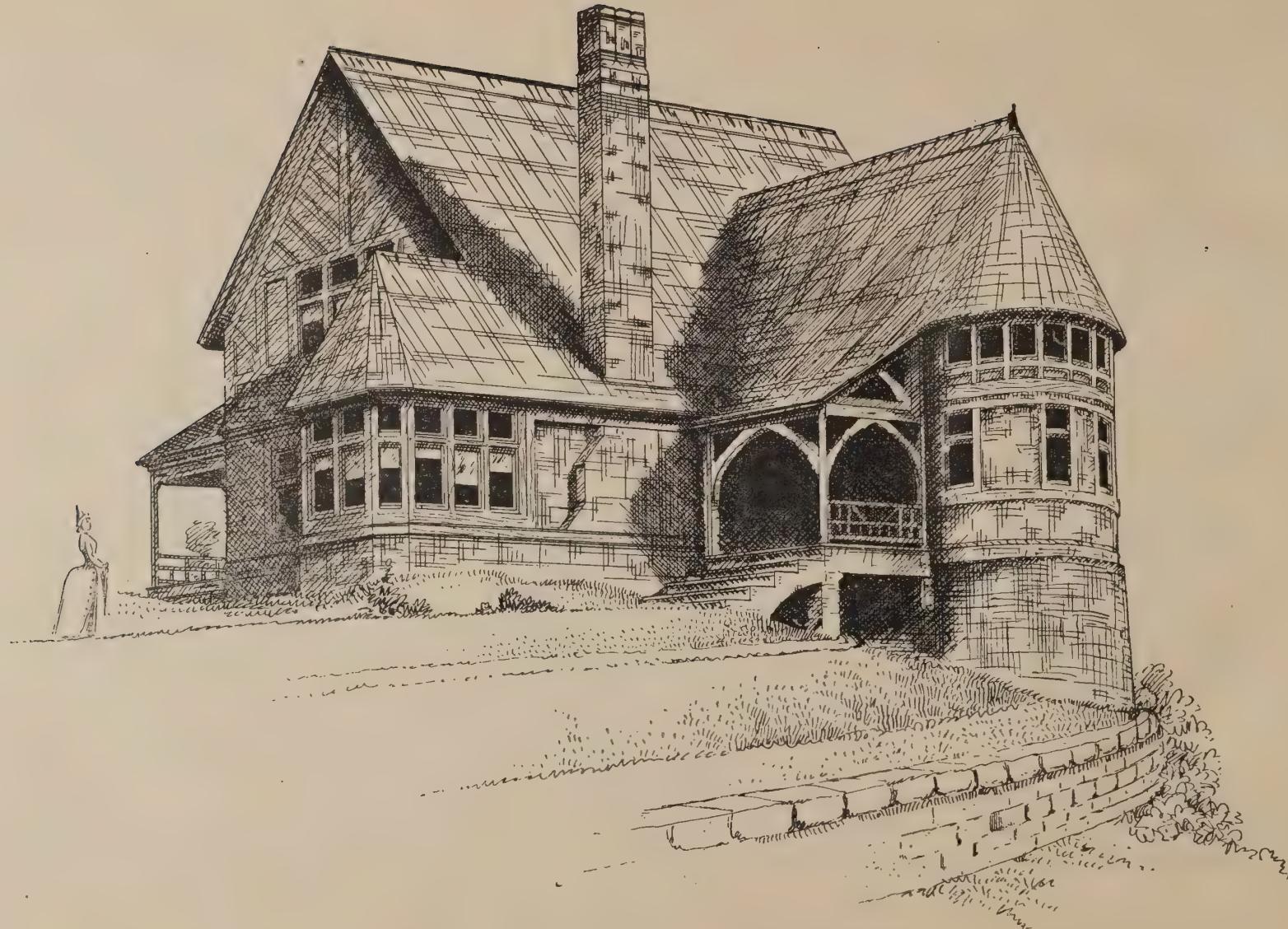
SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$65.00.

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PERSPECTIVE VIEW OF DESIGN NO. 43. ESTIMATED COST, \$4800.

THIS illustration represents a very striking design for a hilly situation. It is entirely unique, and can be built for the sum specified only by use of our plans and specifications. Perched on the top of a hill this house presents a remarkably picturesque appearance, while the interior is as comfortable as if it were the most ordinary looking house. The basement contains the kitchen, laundry, drying-room, pantries, etc., all of which, it can be seen, may open on the lower level. There is a porch all around the two sides of the house.

FIRST STORY.

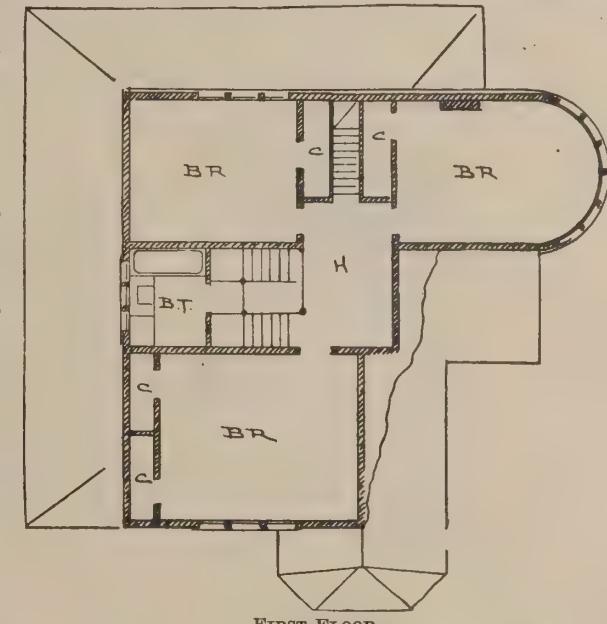
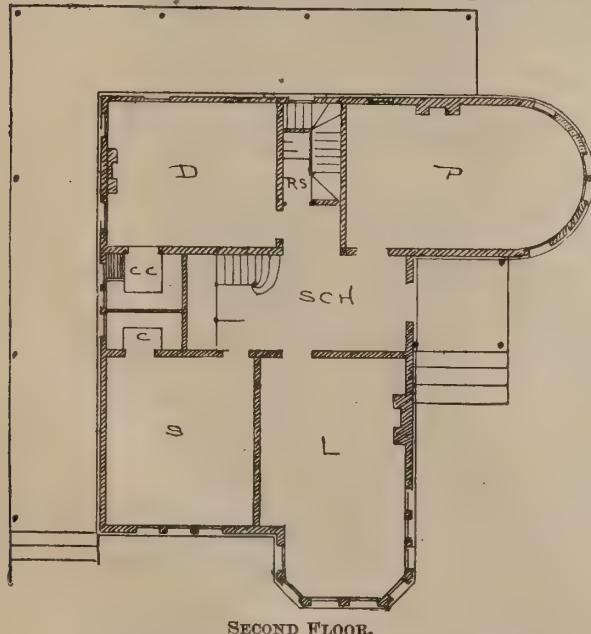
The entrance is made from a quaint, elevated porch to a wide, long hall, from which opens on the left the library (12 x 20), with an open fireplace and windows completely filling one end. A seat run around these, makes a delightful reading and lounging place. Back of the library is the sitting-room (12 x 14), a cheerful room with a closet. To the right of the hall is the parlor (12 x 19), one end of which forms the half circle of the tower. It has an open fireplace, and is a well lighted, handsome apartment. The dining-room, which is separated from the parlor

by the rear stair-case, is a pleasant room 12 x 14, also with an open fireplace, and a china closet, as well as a lift from the basement kitchen.

SECOND STORY.

To the right of the hall stairs is a fine room 14 x 16, with two large closets, and to the left the tower-room (12 x 16), with the end filled with windows; a delightful room. There is another chamber 12 x 14, and a bath and toilet room.

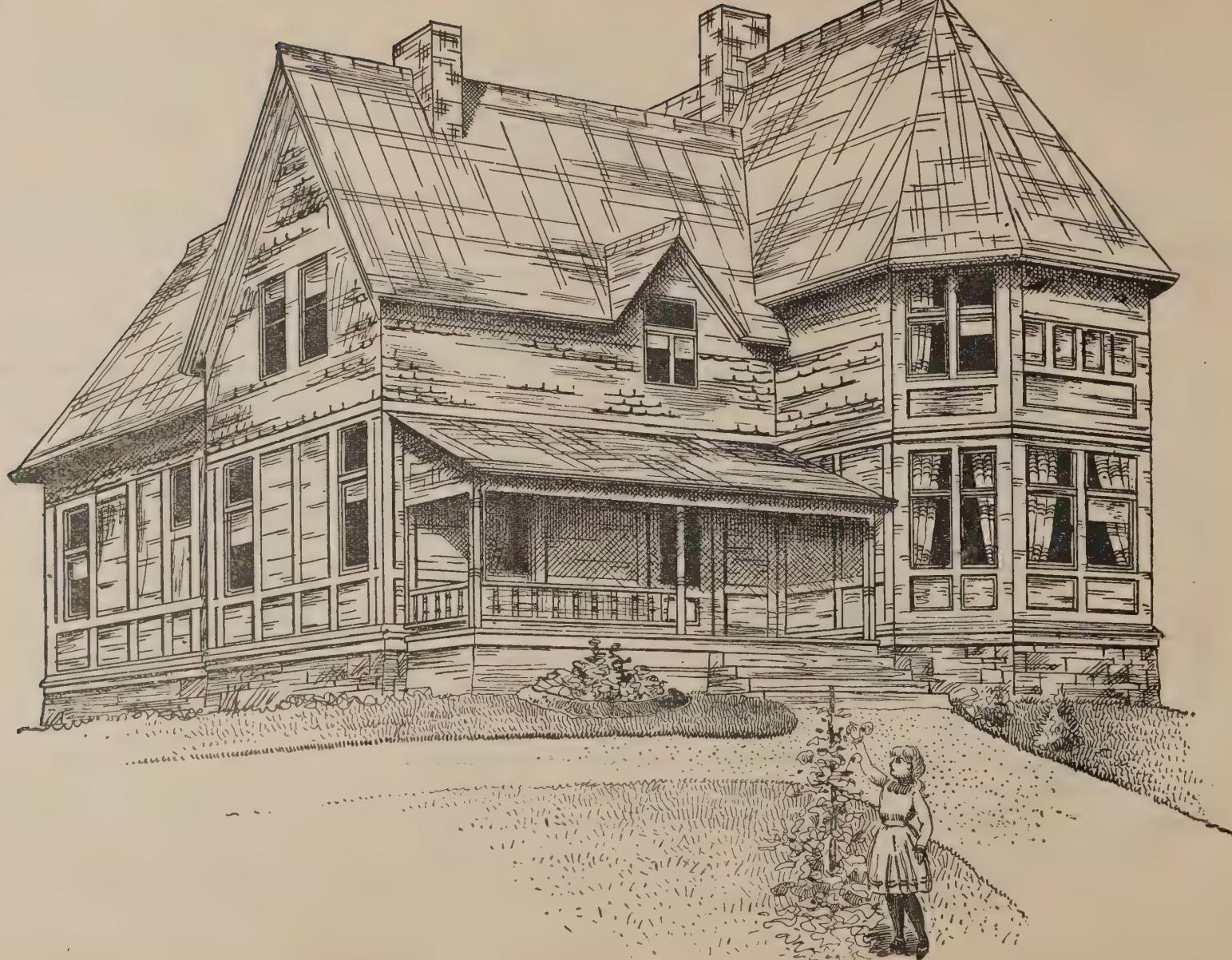
MATERIALS.—Foundation, rough stone work. First Story stone or brick work; Second Story frame construction, sheathed, clapboarded, and paneled, as shown. The house can be heated from basement, if desired.



Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$65.00.

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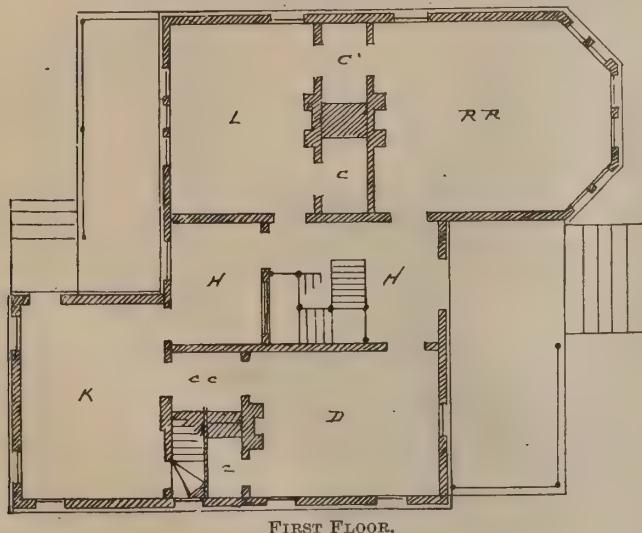


PERSPECTIVE VIEW OF DESIGN NO. 45. ESTIMATED COST, \$5200.

THIS is a very popular design, pleasing in its exterior effect, and arranged with a view to every comfort and convenience inside.

FIRST STORY.

The square hall opens from the porch running across half the front. On the right is the large reception-room (16×20), with wide bay-window and an open fireplace. It communicates with the library (12×16) by an entry which has closets on each side. The library also has a large closet, and its rear windows open on the porch at the back of the house. To the left of the hall is the dining-room (12×16), with an open fireplace and pantry. The entry leading to the kitchen is lined with closets. The kitchen (12×16) is a light, airy room, opening on the rear stoop. There is a large hall in the back, which could have closets in it if desired.

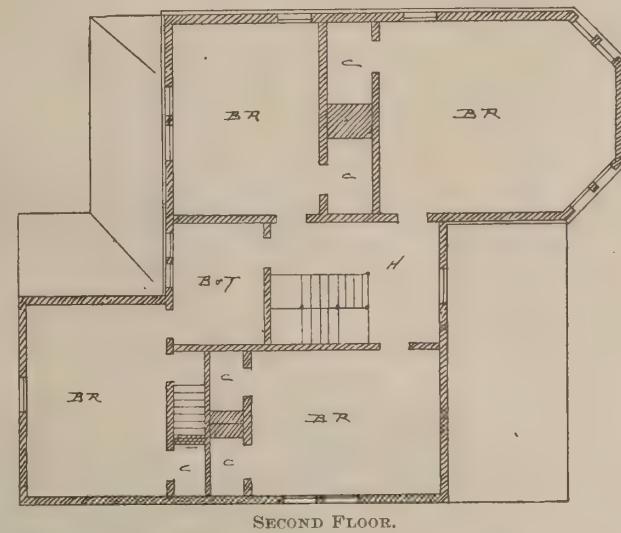


FIRST FLOOR.

SECOND STORY.

To the left of the hall is a large chamber 16×20 , with bay with windows on two sides, an arrangement which furnishes well. Back of this is another chamber 12×16 , while at the right of the hall are two other rooms of the same size. There is a bath and toilet room, and each room has ample closet room. There is a private stair-case to this floor. The attic is in rough only.

MATERIALS.—Stone or brick foundation; basement in rough. First and Second Stories sheathed and clapboarded. First Story rustic siding, and Second Story clapboarded.

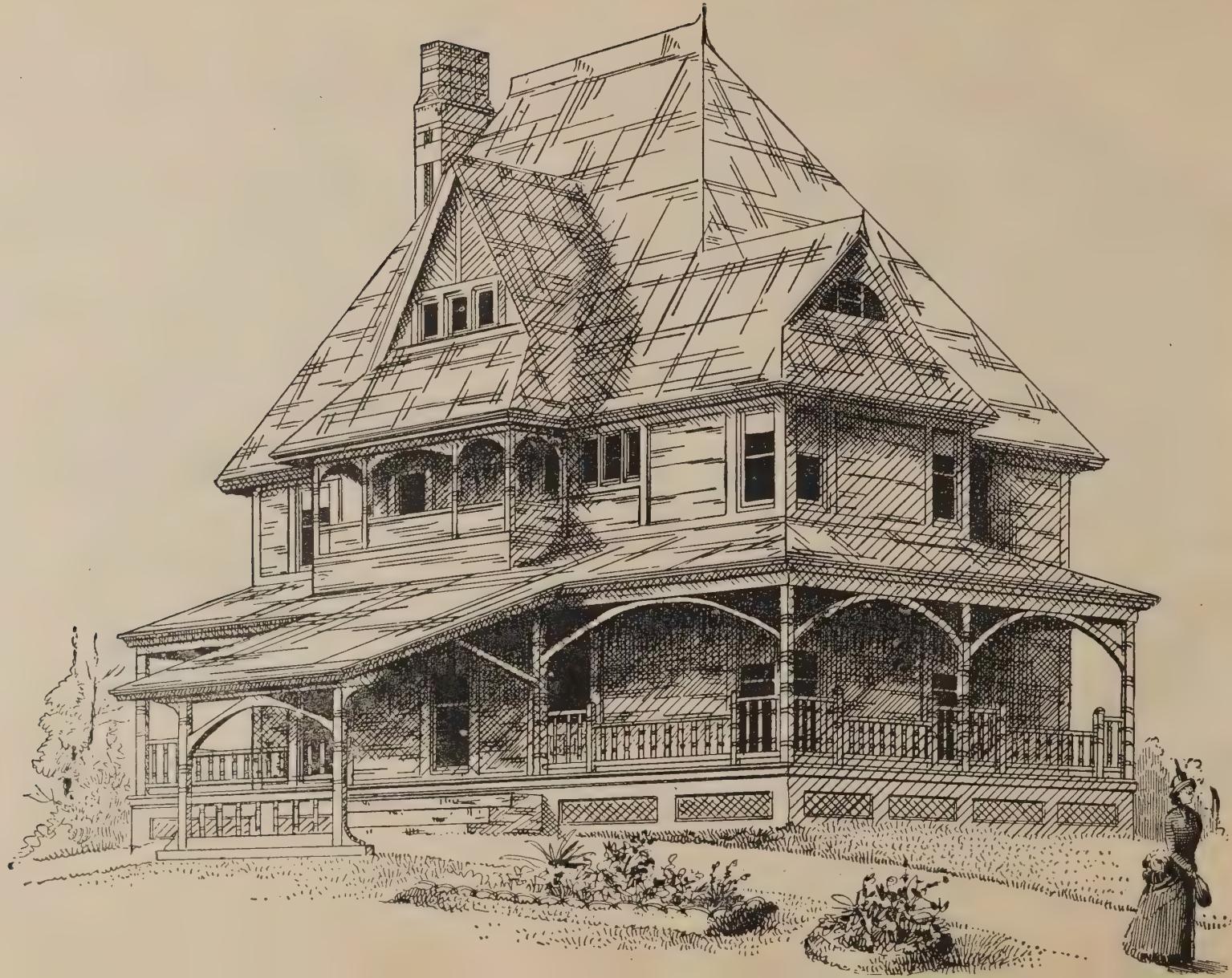


SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$85.00.
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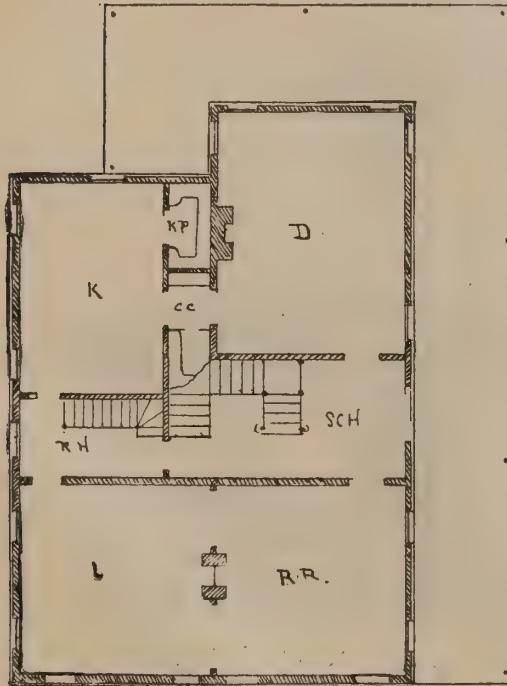


WE GIVE you here the design of a house which is bound to suit any one who wishes to spend this amount of money in building, and we may say that you could spend a good deal more on a house built by other designs without getting so much satisfaction or beauty. It would make a delightful seaside or country home.

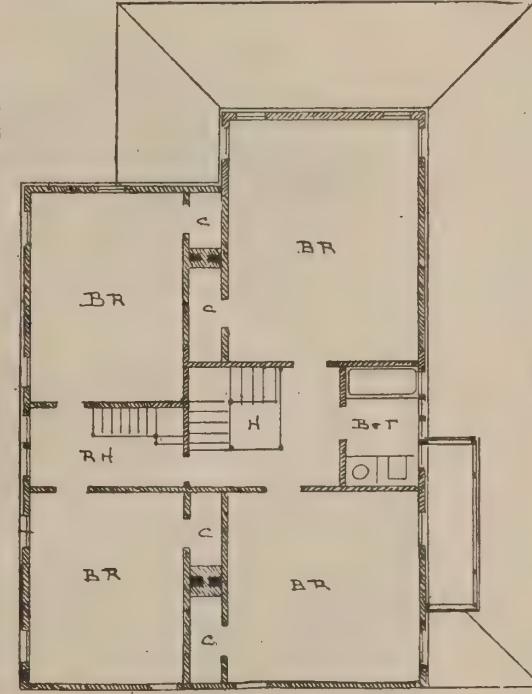
FIRST STORY.

The entrance from the porch is into a square hall, which continues through the house, although there is a doorway half way back, by which that part can be cut off from the front.

To the left is the parlor or reception-room (13×14), which is a handsome, well-lighted room, windows opening on the porch, and with an open fireplace. Back of it is the library or sitting-room, of the same size, also with open fireplace: To the right of the hall is the dining-room (13×18), a spacious apartment with four windows, all opening on porch, and with an open fireplace. Its passage-way to the kitchen is lined with closets. The kitchen (12×16) is a fine room with large pantry. There is a rear stair-case, and also a "porte cochère" before the front door.



FIRST FLOOR.



SECOND FLOOR.

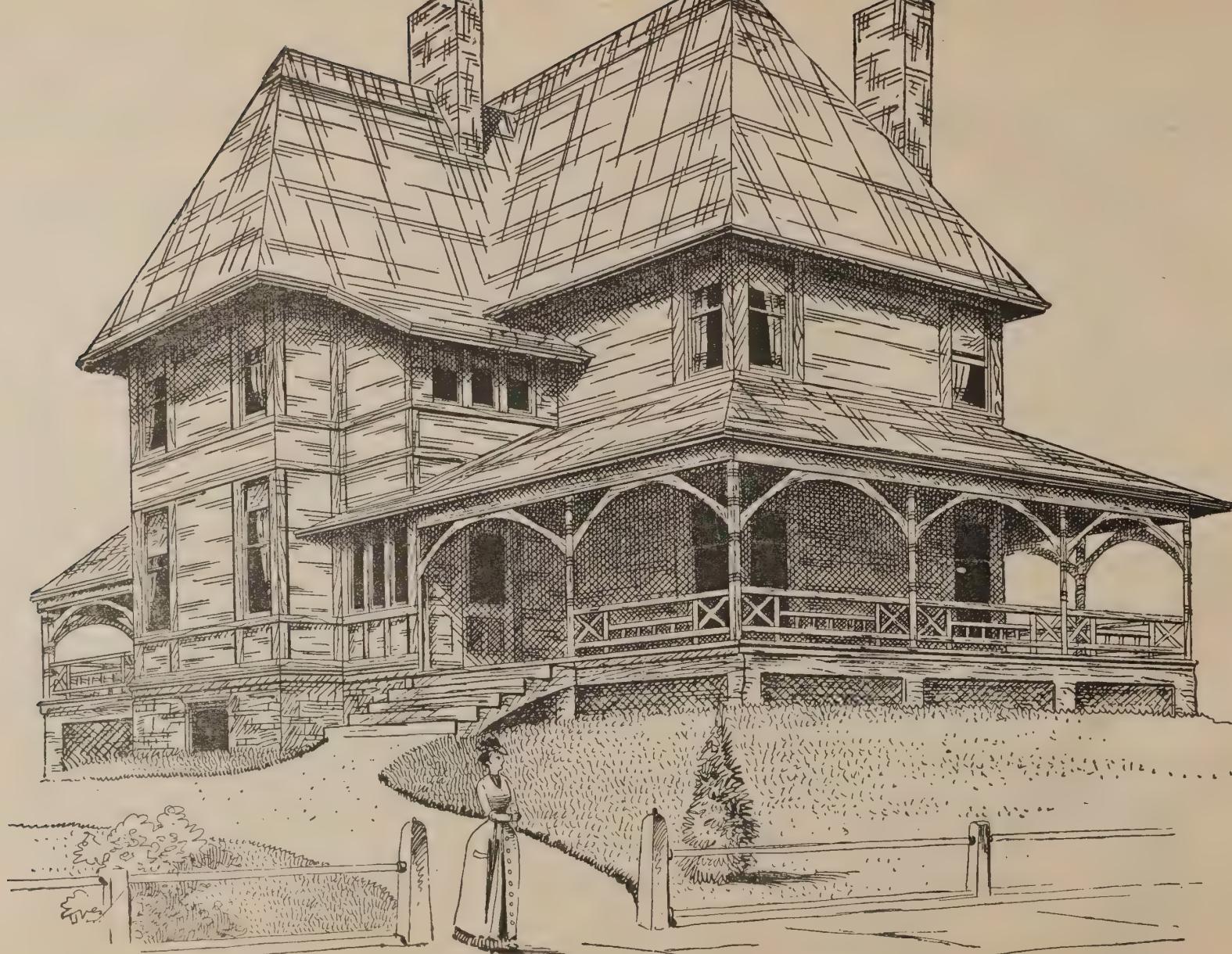
From the hall in the centre you enter on the left a fine chamber 13×18 , well lighted and with fine closet. On the right is one 13×14 , which has the pretty balcony, shown in the design. Back are two other chambers, one 12×16 and one 12×14 . All chambers have excellent closets, and there is a bath and toilet room. The attic is in the rough.

MATERIALS.—Foundation, rough stone work. First and Second Stories sheathed and clapboarded. Gables same or shingled; roof shingled. Frame construction. Basement in the rough.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$90.00.

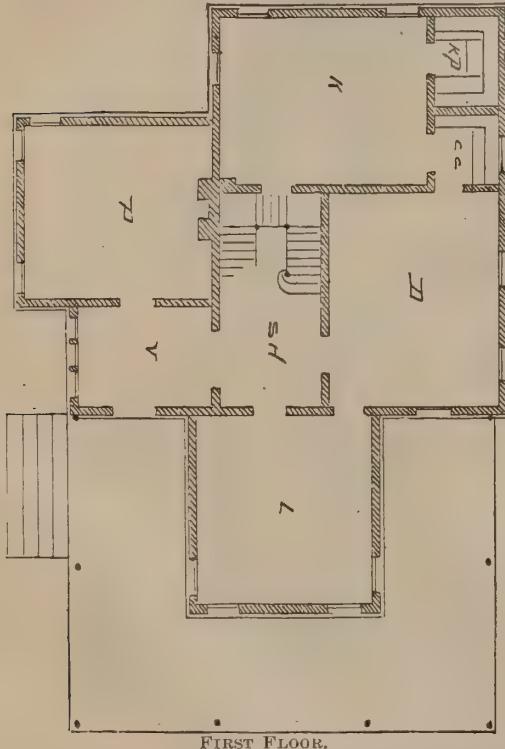
Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 47. ESTIMATED COST, \$5600.00.

THIS handsome illustration represents a house designed to satisfy the most fastidious taste, and which can be built at the very reasonable figure mentioned only by the use of our plans and specifications. The design is a novel and very convenient one, the arrangement being such that each room is entirely private, and yet all can be thrown into a beautiful suite. A large porch surrounds the front of the house, while a smaller one will be seen in the rear. This plan is suitable for either seashore or country, and would be a charming suburban residence.



FIRST STORY.

The entrance door opens into a handsome vestibule, from which the square hall can be curtained off by a portiere, giving privacy to the rest of the house. The parlor (14 x 16) has an open fireplace and three windows, and is a beautiful room. After entering the hall, the library (14 x 15) is found on the right, a spacious and well-lighted apartment, leading by a separate door into the dining-room (14 x 17), which also has three windows and is a delightful room. It opens through the large china closet into the kitchen (14 x 17), which has also a spacious pantry. There is a private staircase to the second floor.

SECOND STORY.

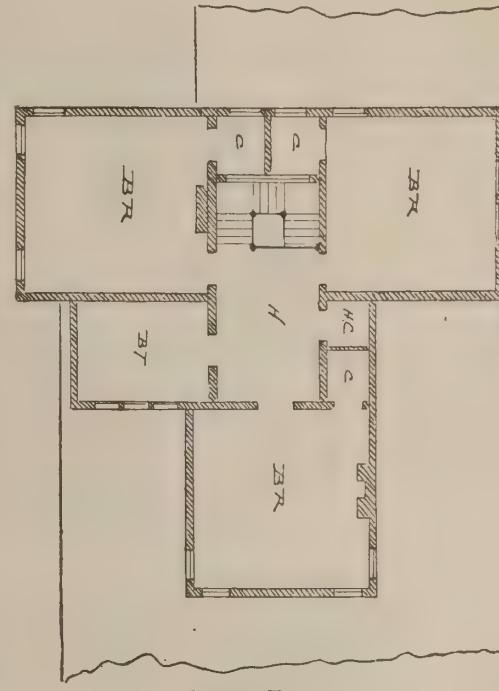
Entrance to all the chambers is made from the square hall. Immediately in front is a fine room 14x15, with open fireplace and large closet. Two chambers open on each side of the back of the hall, one 14 x 16, and the other 14 x 14, each with spacious closet. To the right of the hall is a bath and toilet-room, and, at the left, a commodious hall closet.

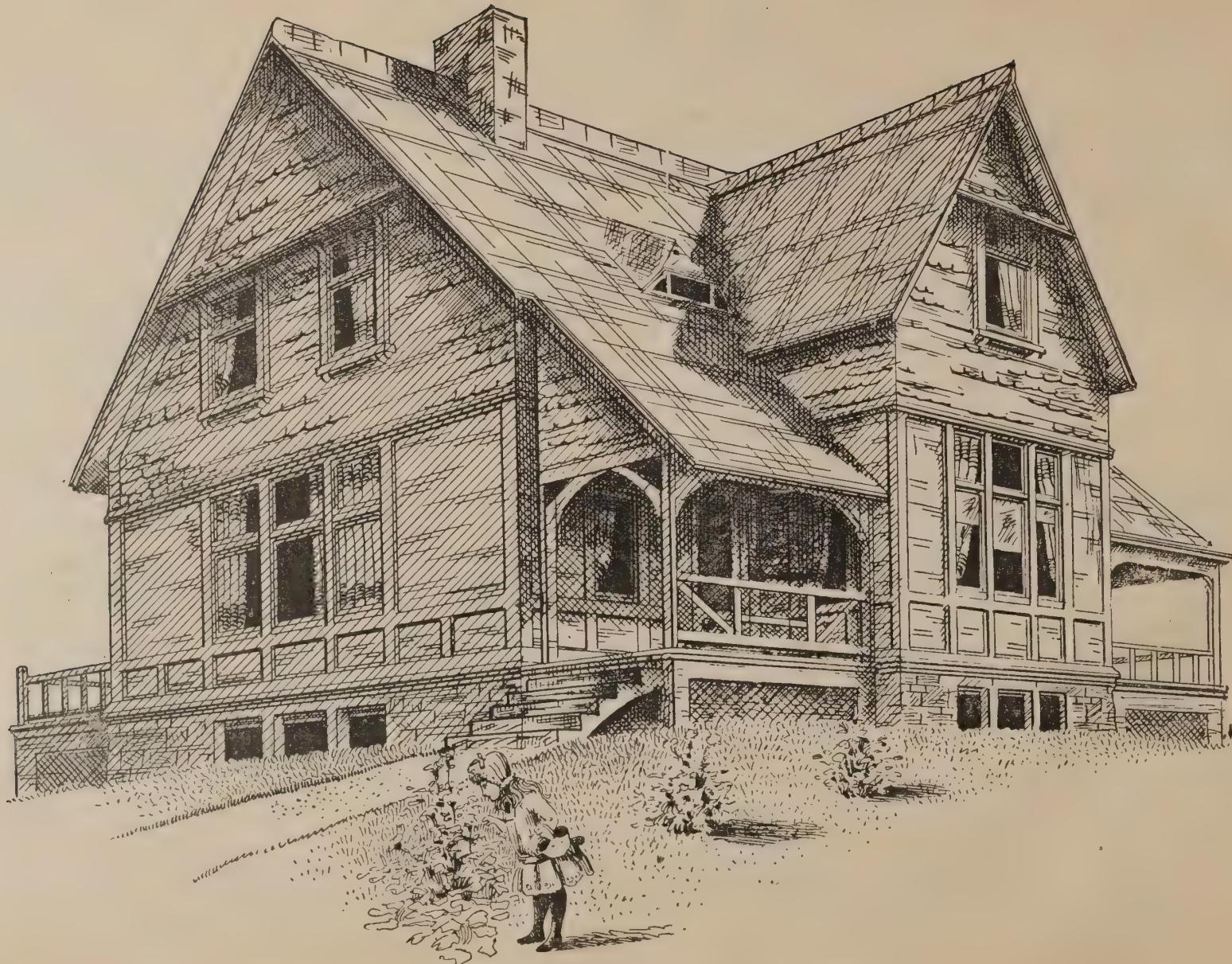
MATERIALS.—Stone foundation walls; basement under main walls only, and in rough; frame construction; First Story sheathed, clapboarded, and paneled as shown; Second Story and gables shingled.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$85.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



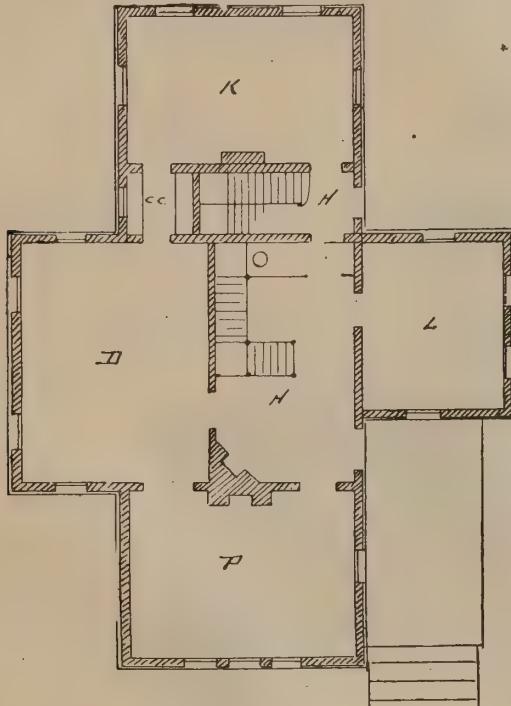


PERSPECTIVE VIEW OF DESIGN NO. 48. ESTIMATED COST, \$5800.

THIS unpretentious but charming design is one which will please the average reader. Its porches give a home-like air of comfort, which is not belied by the arrangement of the interior, for the latter is all that can be desired.

FIRST STORY.

From the porch you enter a pleasant hall with a corner fireplace. Nothing can give a greater appearance of comfort than one of these fireplaces with its blaze of coal or wood, and at the same time an open fireplace in the hall ventilates the whole house, and has a decided value of its own on this account, apart from its aesthetic beauty. To the left of the hall we enter the parlor (14×19), a beautiful, well-lighted room with open fireplace. A wide door from this leads to the dining-room, a noble apartment 15×20 , with four windows leading into the kitchen (12×18) by a passage with closets on each side. There is a private stair-case, and a toilet room under the main stair-case. Library (12×14) with four windows.



FIRST FLOOR.

SECOND STORY.

Contains a spacious hall from which open three chambers, one 14×16 , one 12×17 , and one 12×14 , each with ample closet room. At the end of the main hall is a private hall leading to another chamber 10×15 , and the bath and toilet room with large closet.

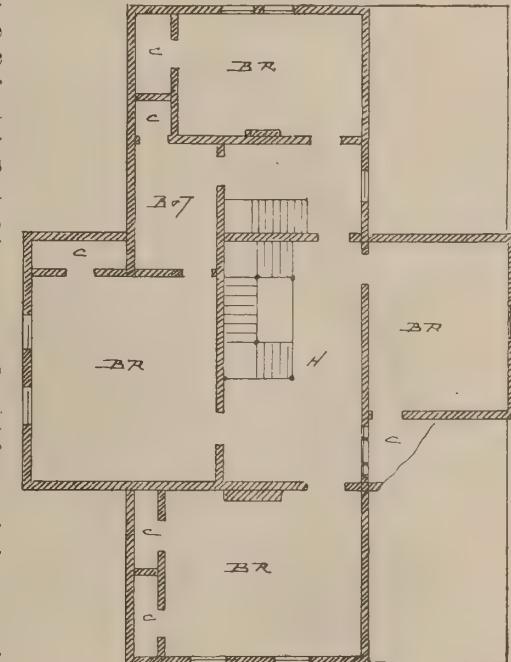
MATERIALS.—Foundation, brick or stone; basement under main walls in rough. Frame construction; First Story sheathed and clapboarded, as shown. Second Story shingled; gables and roof shingled.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$90.00.

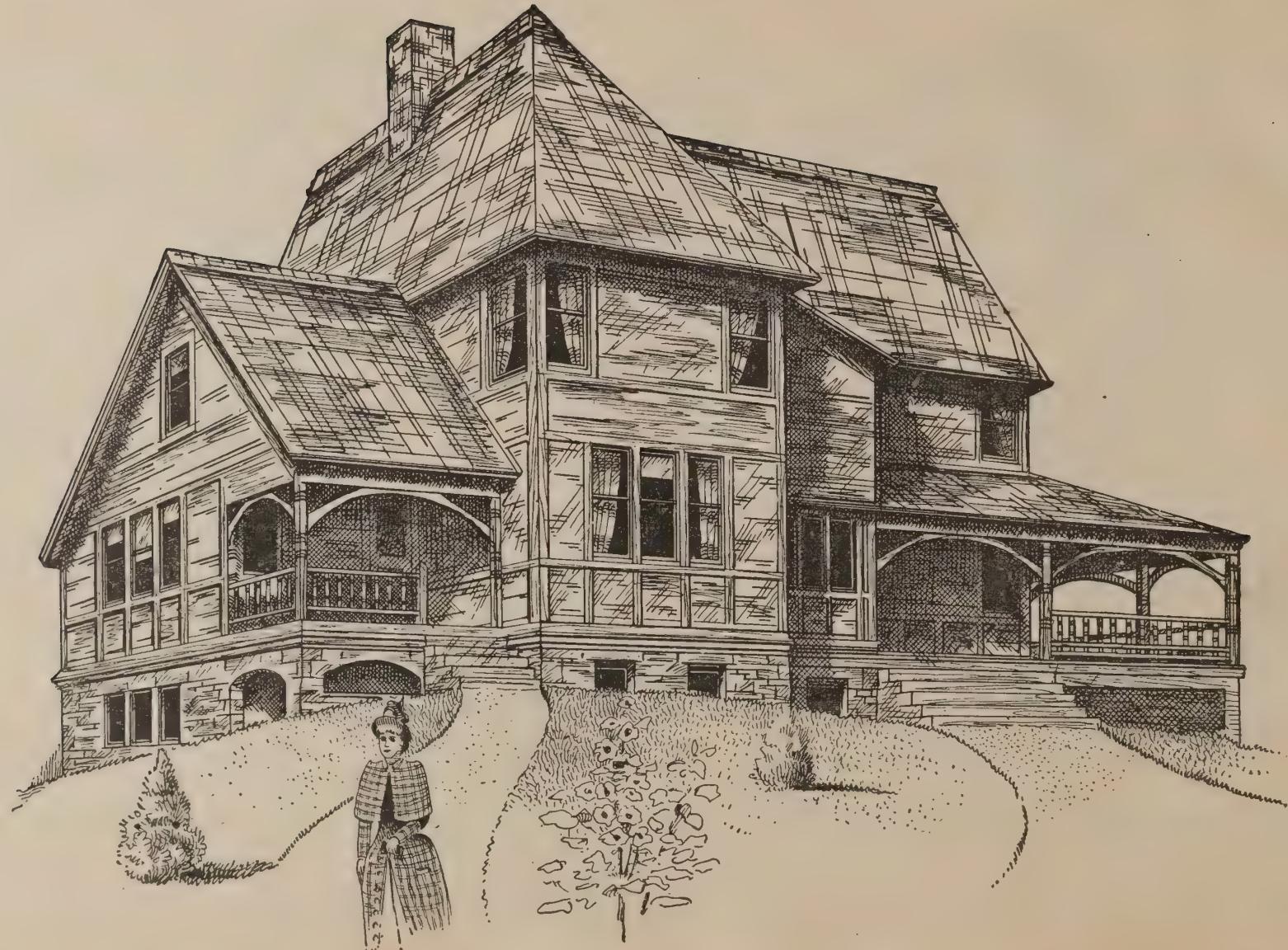
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NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

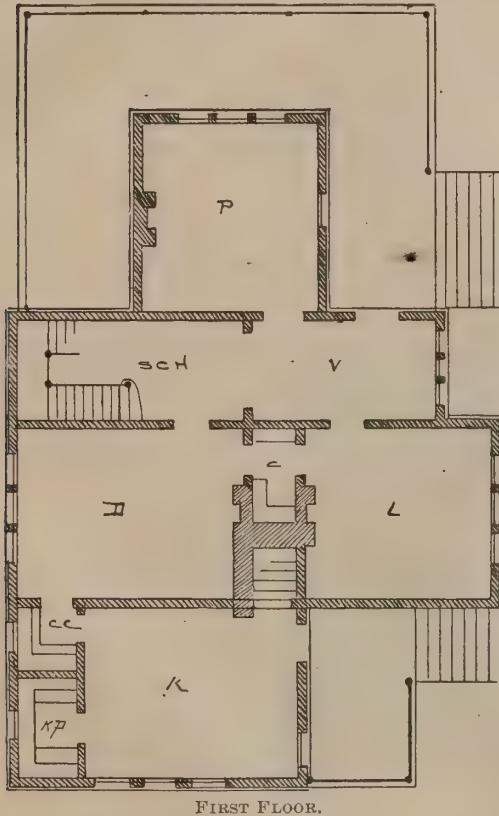


SECOND FLOOR.



PERSPECTIVE VIEW OF DESIGN No. 49. ESTIMATED COST, \$6000.

THIS handsome illustration shows one of the best and most convenient designs which we furnish, not only being beautiful, but also in the most modern style of architecture and interior arrangement. With two porches and graceful gables, it would form a pleasing point in any landscape, and no pains have been spared to make the arrangements of the rooms equally striking. As in all our designs, comfort is never sacrificed to mere showy effect.



FIRST FLOOR.

FIRST STORY.

From the porch we enter a fine, large vestibule, a room in itself, which can be curtained from the stairway hall by a portière, or left open to form a longer effect. Opposite the entrance door is the library (14 x 15) with open fireplace, the very place to spend a pleasant hour with a book on a winter evening. It communicates by an entry, with closet, with the dining-room (14 x 18), also with open fireplace, which can be built over in the new style, and filled with pretty porcelain, etc. Each of these rooms is well lighted. To the right of the vestibule you enter the parlor (14 x 16), which also has an open fireplace and three windows; a handsome room. The kitchen (14 x 18) is comfortable, well lighted, and airy, and has capacious china closet and pantry. There is a rear porch and private stair-case.

SECOND STORY.

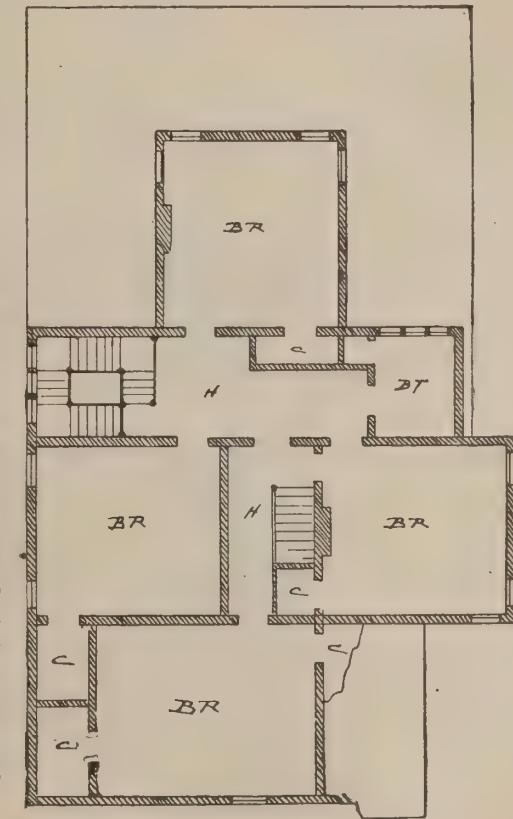
Has a large hall with bed-chamber in the front opening into it (14 x 16), and one at each side, each 14 x 15. A private hall leads to a large room at the back (14 x 18). Each of these has large closets. To the right of the hall is the bath and toilet room. There is a space for storage at the top of the house.

MATERIALS.—Foundation, stone; basement under main walls only and in rough. Frame construction, sheathed and clapboarded as shown. Roof shingled.

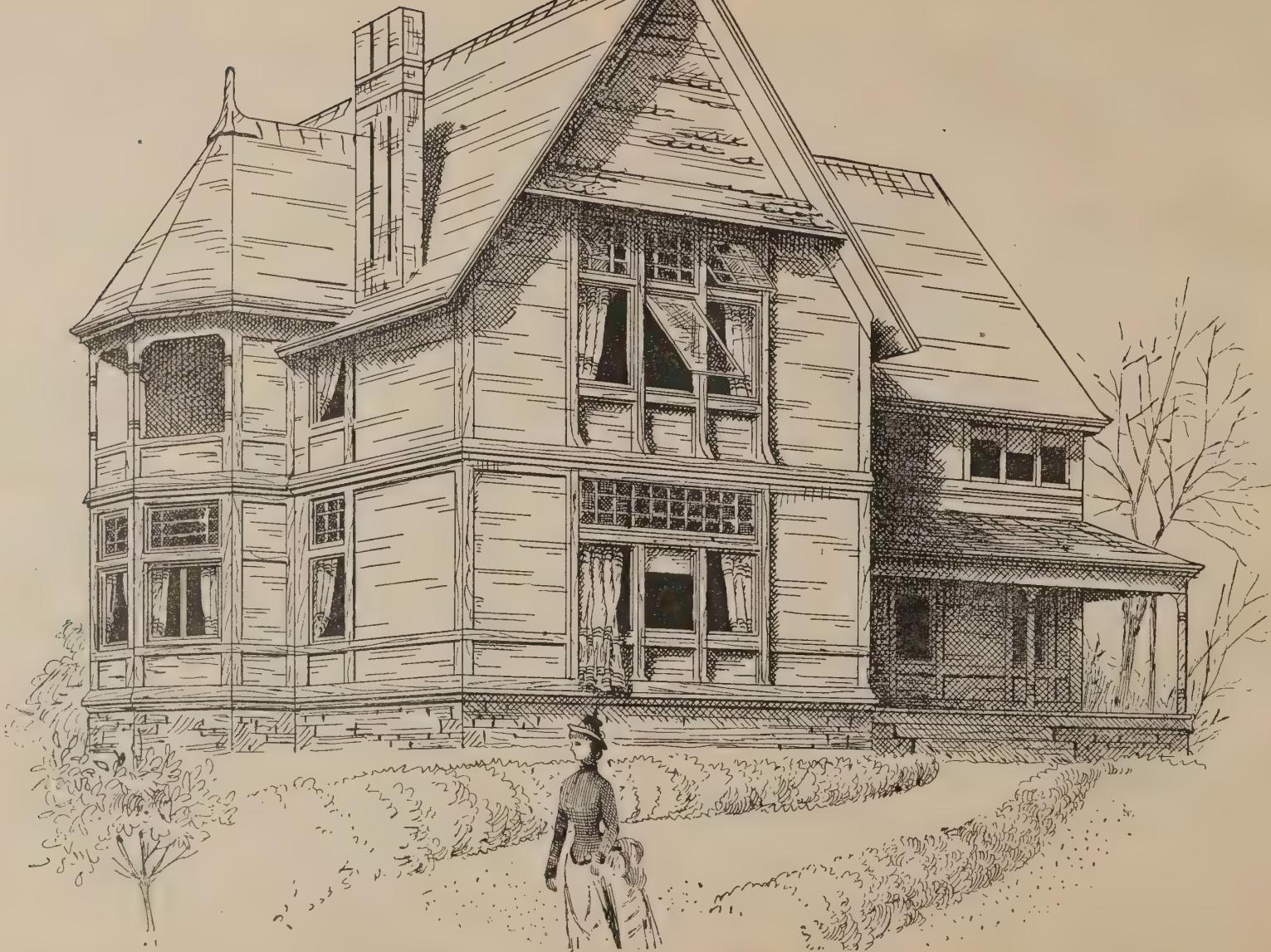
Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$90.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



SECOND FLOOR.



PERSPECTIVE VIEW OF DESIGN NO. 50. ESTIMATED COST, \$6400.

THIS simple, but graceful design is unpretentious in its exterior, but the internal arrangements are as luxurious as would be found in many more striking and expensive houses, and we are sure whoever chooses it will find that by the aid of our plans he has had a very inexpensive house for the amount of comfort and beauty he will gain.

FIRST STORY.

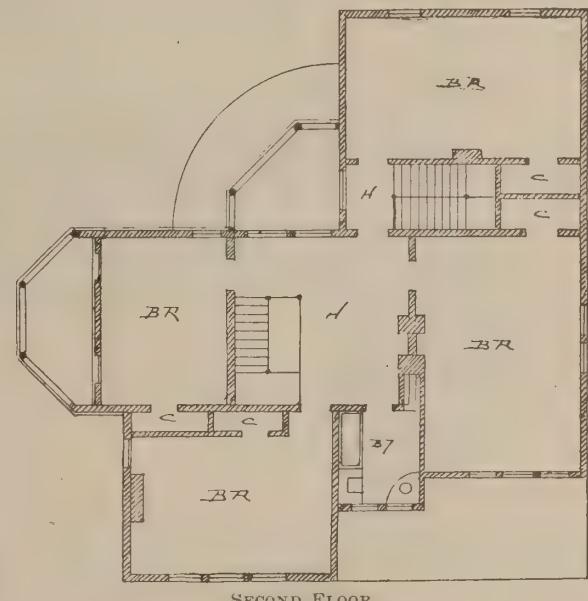
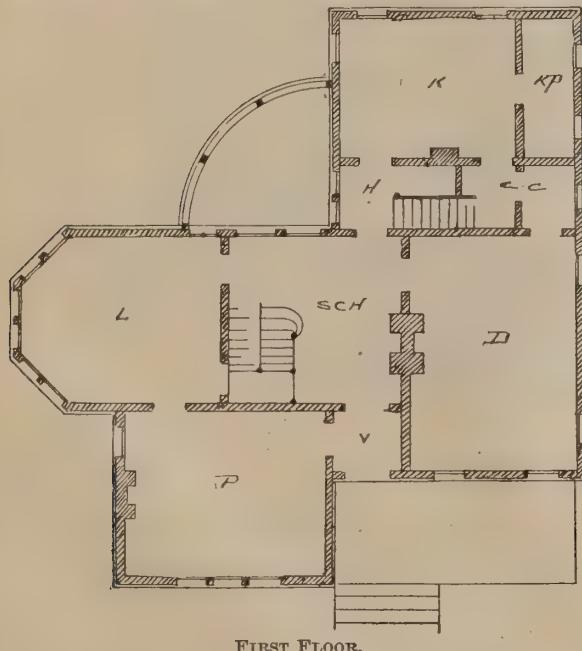
From the porch you enter a square vestibule, with the parlor (14×17) to the left. This is a fine room, well lighted and with open fireplace. Back of it is the library (14×16), a delightful apartment with a bay window; a room which appropriately furnished will be a model of comfort. The hall proper opens from the back of the vestibule, and has an open fireplace which, as we have said before, is a great sanitary advantage to a house as well as being an addition to its beauty. The dining-room opens from the right of the hall, and is a spacious

apartment 14×20 , well lighted, and with its front windows opening to the porch. It communicates with the kitchen by a butler's pantry, while the kitchen itself (12×14) has an immense pantry with two windows. There is a private stair-case and hall.

SECOND STORY.

The hall is in the centre, and has open fireplace, a large, pleasant lounging place. To the right is a chamber 14×20 , with open firepl. To the left is a chamber 11.6×17 . Back of this one 10×14 , with a balcony. At the end of the house is a chamber 12×20 . All of these chambers have excellent closets, and there is a bath and toilet room.

MATERIALS.—Foundation, stone. The basement is in rough, but could be arranged for laundry and drying room, or kitchen if desired. First Story clapboarded or in rustic siding; Second Story clapboarded. Roof and gables shingled.



Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$110.00.

Address all orders and correspondence to

NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.

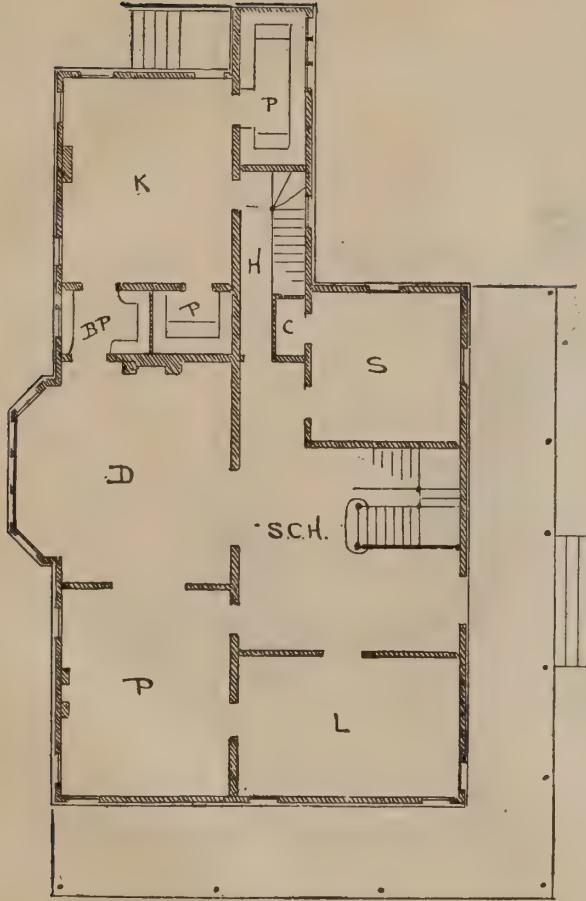


PERSPECTIVE VIEW OF DESIGN NO. 51. ESTIMATED COST, \$6200.

THIS design shows a house which would be delightful as a seaside residence as well as for a country home. The large porches give a refreshing shade, while the "porte cochère" gives quite an imposing appearance to the side.

FIRST STORY.

From the porch you enter a large hall, which can be furnished and used as a sitting-room if desired. To the left is the library (12×16), its doors open on the porch, and it is a delightful room. The parlor is back of this, being entered from it and from the hall. It is 12×16 , and has an open fireplace. It opens into the dining-room by folding doors. The latter is a beautiful room 12×16 , with bay-window and an open fireplace, delightful in either summer or winter, enough to give an appetite just to sit in it. It opens to the kitchen by a butler's



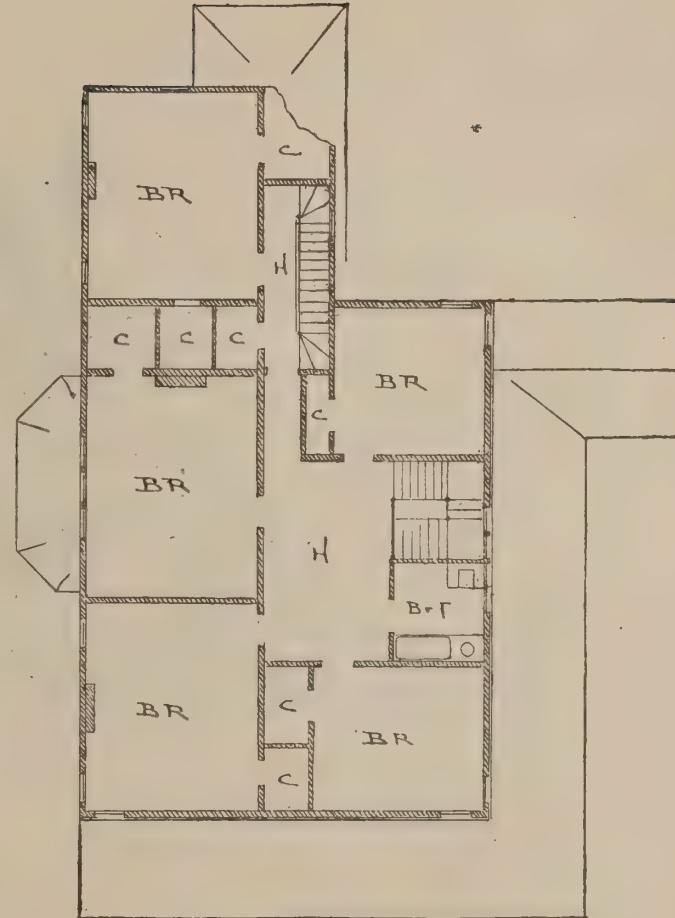
FIRST FLOOR.

pantry. The kitchen is a large, well-ventilated room 12×16 , with a fine pantry at either end. Also a back stoop. There is a private stair-case, and a sitting-room to the right of the hall. It is 10×13 , and has a large closet.

SECOND STORY.

The hall on this floor is large and airy. To the right are two chambers (12×14 and 12×16), each with large closet. At the back is one 12×16 , a fine room. There is another of the same size, and one 10×13 . All have large closets, and there is a hall closet and bath and toilet room. Attic in rough.

MATERIALS.—Foundation, rough stone; basement in rough. Frame construction, clapboarded. Roof shingled. House heated from basement.



SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$100.00.

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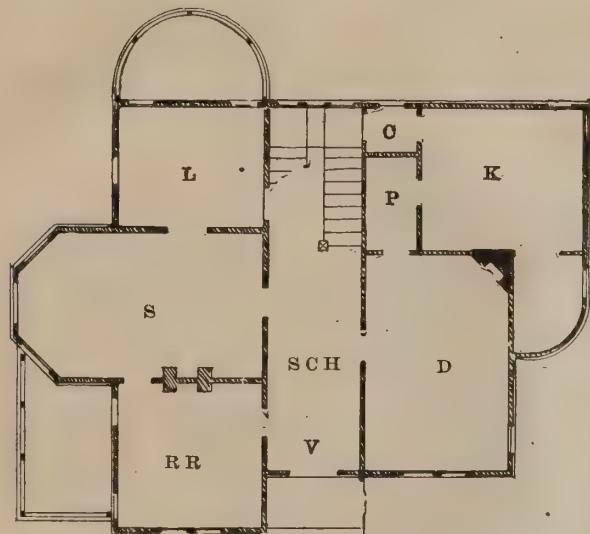


PERSPECTIVE VIEW OF DESIGN NO. 52. ESTIMATED COST, \$6600.

THIS illustration does not do justice to the beauty and elegance of this new design. Many of the \$10,000 houses which have been built during the past three years are neither as impressive to the eye nor as convenient for the occupants as this. It is the intention of the designers of this publication to represent in it nothing but that which will enable the prospective builder to get as much as possible for his money, and our working plans, specifications, etc., enable him to practice economy. By the aid of these this house can be built for \$6600, including cellar and painting, but without the instructions contained in these the cost will exceed this amount by four or five hundred dollars.

FIRST STORY.

Contains wide hallway (SCH), 7 feet 6 inches wide; a light, cool reception room (RR), 12 x 12; a large, light sitting-room (S), 12 x 20, a cheerful library (L), 12 x 10; and a large, comfortable dining-room (D), 12 x 18. There are pleasant open fire-places in dining-room and sitting-room. Stairway to basement is under main run of stairs.



FIRST FLOOR

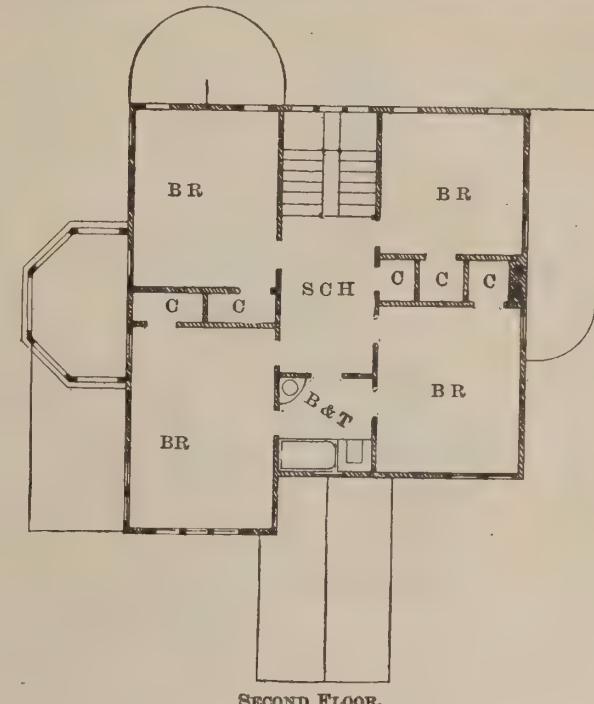
SECOND STORY.

Contains four large bed-chambers, toilet and bath-room, good ample closet room, stairway to attic.

THIRD STORY.

Contains four large, light, cool rooms.

MATERIALS.—Foundation, rough-stone work. First story, frame; sheathed and clapboarded. Second story framed, sheathed, clapboarded, or shingled. Gables clapboarded or shingled. Attic roomy, but unfinished.



SECOND FLOOR.

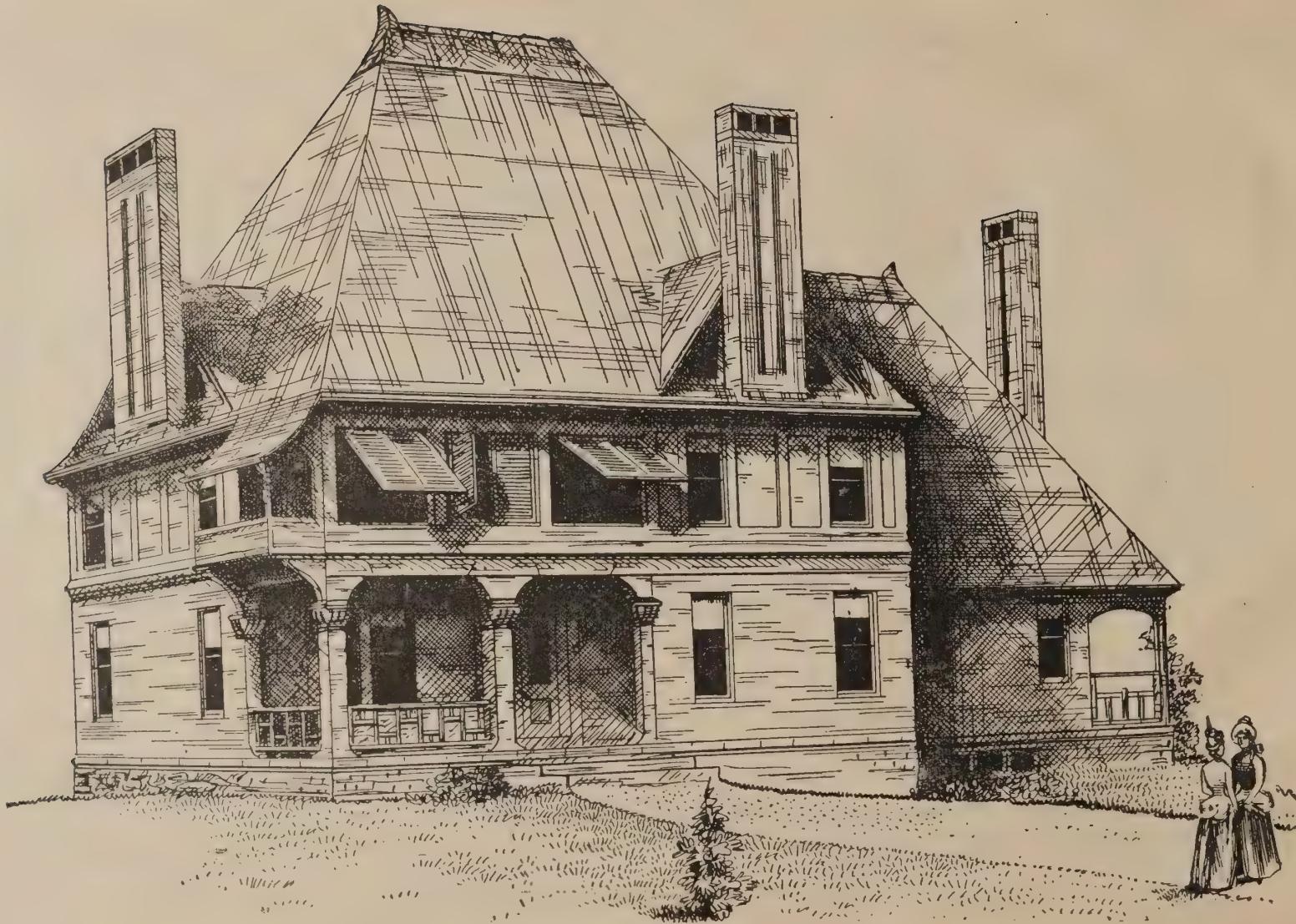
This handsome structure has been built a number of times, and gives best of satisfaction to every owner. The disposition of the roofs, dormer-windows, and porch, gives the exterior a simple and domestic—yet picturesque—appearance.

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Prices of Working Plans, Detail Drawings, Specifications, etc. necessary to build this house cheaply and successfully, \$115.00

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NATIONAL ARCHITECT'S UNION, PHILADELPHIA, PA.



PERSPECTIVE VIEW OF DESIGN NO. 53. ESTIMATED COST, \$6000.

THE irregular outline and unusual style of architecture of this house make it very attractive. The balcony over the porch is a feature which will recommend the plan to most, affording a delightful resting place in summer, and also a place where the children can play in rainy weather and still be "out of doors."

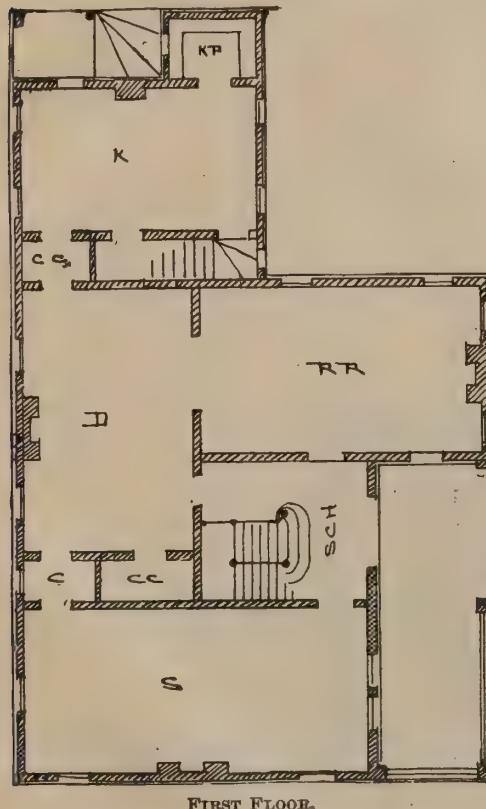
FIRST STORY.

The hall is entered from the porch, and on the left is the sitting-room, a very large apartment 14×27 , with an open fireplace and a large closet. To the right is the reception-room, a magnificent room 13×20 , with open fireplace between the windows and wide doors into the dining-room (14×20). This last has also open fireplace, is well lighted, and has a fine china closet. The passage-way to the kitchen has closets on each side. The kitchen (12×18) has a large pantry and opens on the back stoop. Private stair-case.

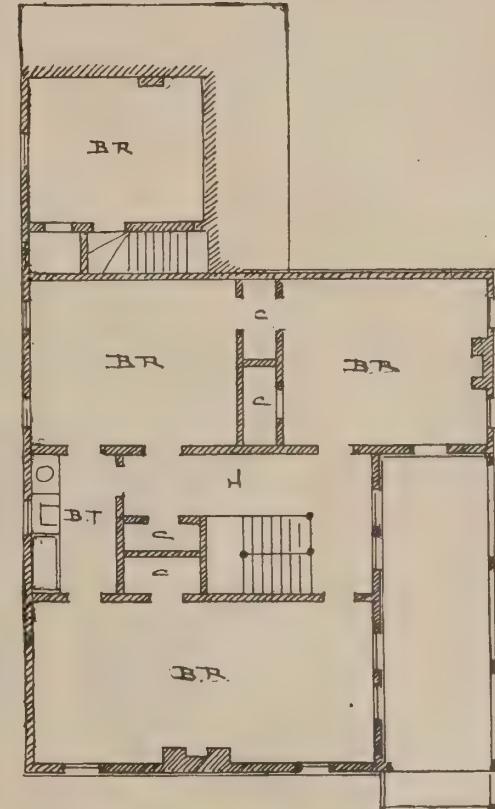
SECOND STORY.

The bed-rooms are fine, large apartments, one 14×27 and one 13×15 , having open fireplaces, and the first opening out into the balcony. There are two other chambers, one 13×15 and the other 12×15 , the latter reached only by the private stair-case. All the rooms have excellent closets, and there is a hall closet and bath and toilet room. Attic is in rough only.

MATERIALS.—Foundation, stone; basement under main walls only and in rough. First Story brick in lower part, balance frame construction, sheathed and clapboarded. Roof shingled.



FIRST FLOOR.

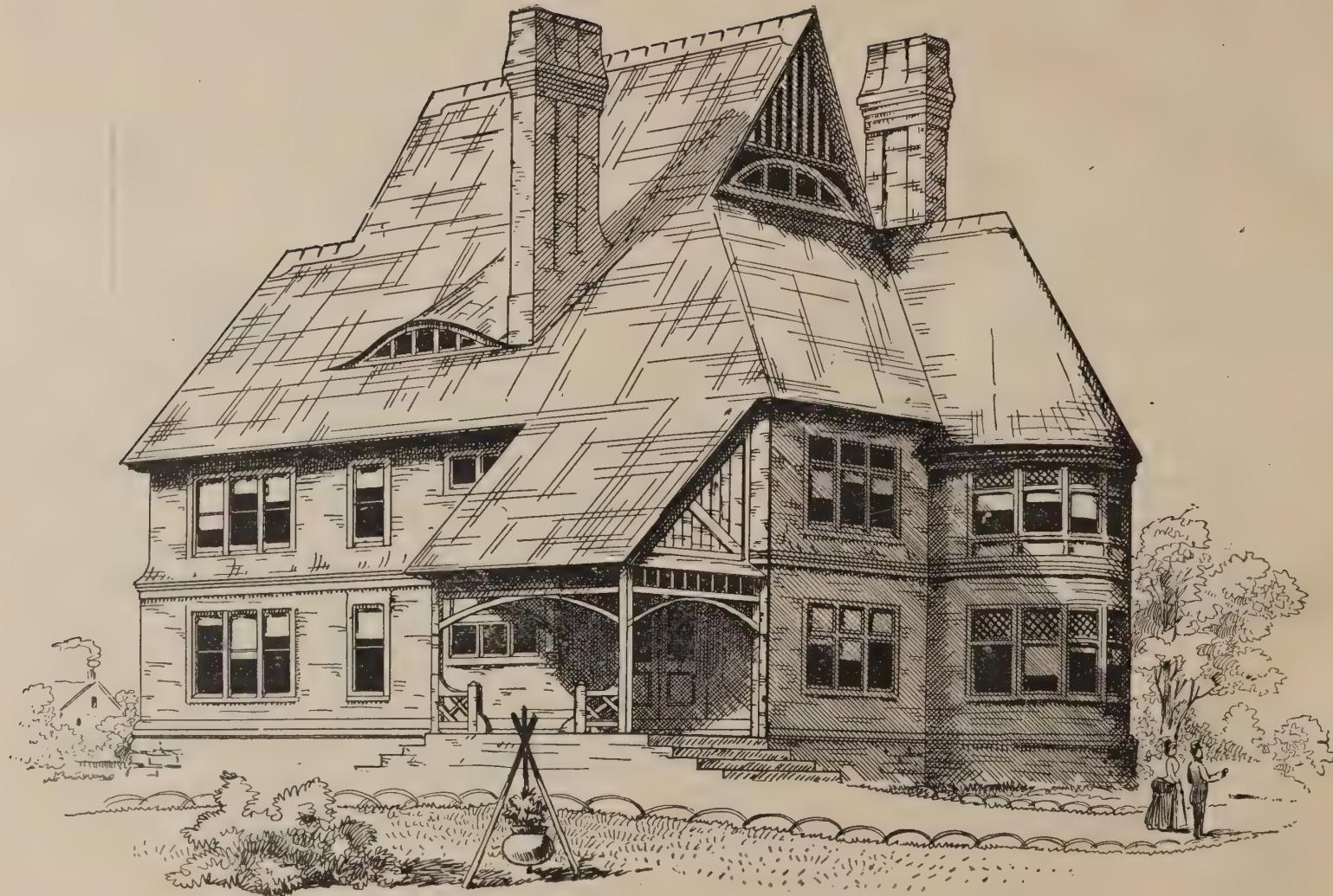


SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$115 00.

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PERSPECTIVE VIEW OF DESIGN NO. 54. ESTIMATED COST, \$7000.

THIS design is a very pleasing one, with an old-fashioned turret at the side. It gives a well-lighted, cheery house, and is a great favorite.

FIRST STORY.

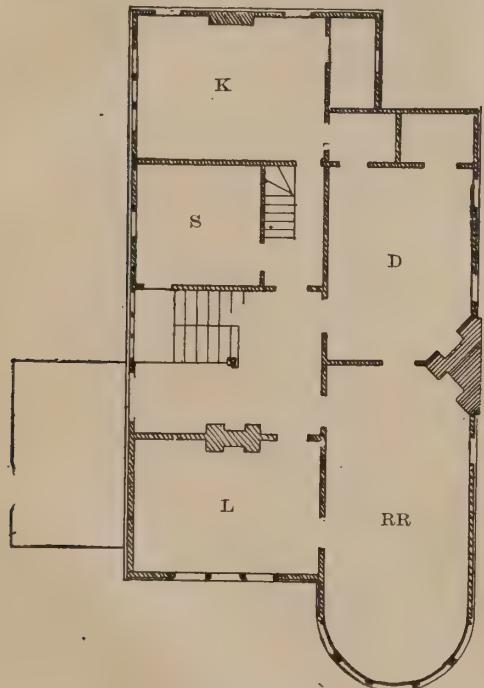
From the hall, which has an open fireplace, you enter the library on the right, a pretty, cosy room with wide window. It is 11 x 16, and has open fireplace. It opens into the reception-room, which is also entered from the hall, and is a beautiful room 12 x 27, one end being part of the round tower, and the other having a corner fireplace. By this fireplace is the wide door to the dining-room (12 x 16), also with the

corner fireplace, well lighted and cheery. It has a large pantry and also a closet passage-way to the kitchen, a good room 12 x 16, with fine pantry. At the left of the main hall is the sitting-room, a cosy apartment 10 x 10, which can also be used as an office. There is a rear stair-case.

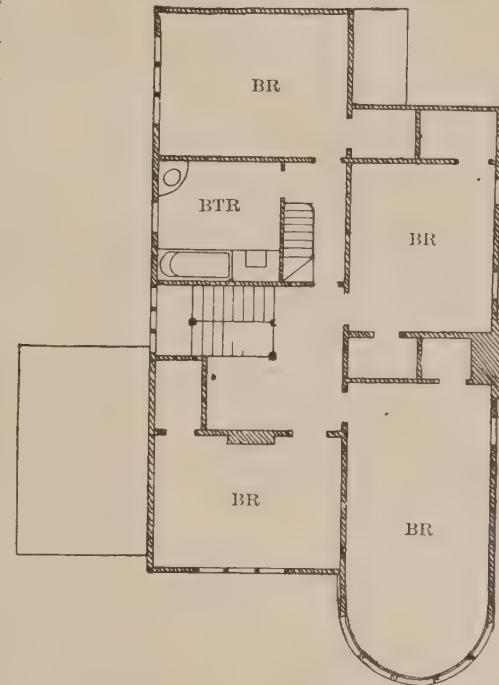
SECOND STORY.

The hall on the second floor is large and airy. At the head of the stairs you enter the turret chamber (12 x 27), one end of which is all window. It has a large closet. Next to this is a fine room 12 x 14, with dressing closet attached. There are two other chambers 12 x 16 and 11 x 16, each with fine closet, and also a large bath and toilet room. Attic floored over, and space for two good rooms.

MATERIALS.—Foundation, stone work. First Story frame construction, sheathed and clapboarded. Second Story frame, sheathed and shingled. All gables shingled and ornamented, as shown.



FIRST FLOOR.



SECOND FLOOR.

Price of Working Plans, Detail Drawings, Specifications, etc., necessary to build this house cheaply and successfully, \$115.00.

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